



**FLAT 5, ARDGOWAN PLACE, MAIN STREET, INVERKIP, PA16 0AU**



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## **Description**

Lying in the heart of the village this one bedroom ATTIC FLAT is conveniently placed for local shops, transport facilities and amenities including the Kip Marina which is nearby. Offers an ideal holiday home, first time purchase or rental investment opportunity. There are rear views towards the marina and hills on the Cowal Peninsula.

There is a private section of rear garden with lawned drying area and timber shed. In addition, there is a communal lawned area and communal terrace leading to the entrance stair. Specification includes: double glazing.

Apartments comprise: Entrance Stair by timber door which leads to the Hallway by further single glazed door with inbuilt storage cupboard. There is a dual aspect Lounge with windows to the front and rear

The front facing Kitchen features basic fitted units and work surface areas. Appliances include: electric hob, oven, washing machine and fridge/freezer. There is a dual aspect double Bedroom with generous cupboard/wardrobe storage and windows to the front and rear. The Bathroom with rear window offers a three piece suite comprising: pedestal wash hand basin, wc and bath.

Early inspection is advised for this affordable home. EPC = F.

## **Measurements**

Entrance Stair

Hallway

Lounge

2.77m x 5.69m (9'1 x 18'8)

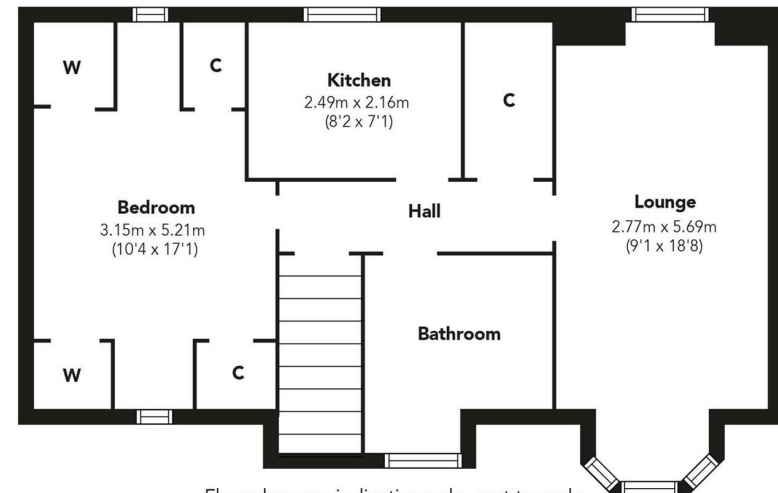
Kitchen

2.49m x 2.16m (8'2 x 7'1)

Bedroom

3.15m x 5.21m (10'4 x 17'1)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 









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