



**1.1, 2, CROMARTY  
GROVE, INVERKIP, PA16 0FL**



The logo for neillclerk Estate Agents features a stylized house icon to the left of the company name. The name 'neillclerk' is in a blue, lowercase sans-serif font, with 'neill' and 'clerk' separated by a small house icon. Below the name, 'ESTATE AGENTS' is written in a smaller, uppercase sans-serif font. The entire logo is set against a white background within a light blue rectangular border.



## Description

This immaculately presented two bedroom luxury FIRST FLOOR FLAT occupies a rarely available position within the sought after Harbourside development. The exterior of the building was repainted in July 2022. Lies close to the Kip Marina which is recognised as one of Scotland's finest marinas. Inverkip has a railway station with regular service to Glasgow. Lift or stair access is available.

There is shared resident's parking. Specification includes: double glazing and gas central heating. Security door entry system. The interior benefits from high quality finishes and detailing including feature oak doors. A reception area shared with the neighbouring flat leads to the apartment.

Impressive accommodation comprises: welcoming spacious Reception Hallway by timber door features two inbuilt cupboards and laminate flooring. The airy and generous sized Lounge is reached by glazed double doors with two front facing windows and two additional side windows offering views to the marina and partial aspects to the Firth of Clyde. There is a luxury Dining Kitchen on semi open plan with quality fitted beech effect units and work surfaces plus splashback tiling. "Smeg" appliances include: stainless steel chimney extractor hood, five ring gas hob, electric oven, integrated microwave, dishwasher, fridge/freezer and washer dryer.

The Master Bedroom features a front facing window formation and two fitted wardrobes. The luxury Ensuite Shower Room benefits from a three piece suite comprising: semi pedestal wash hand basin, wc and double sized shower cubicle with chrome style shower. Additional features include: partial wall tiling and chrome style heated towel. The 2nd double Bedroom features a rear facing window and a fitted double wardrobe. The luxury Bathroom includes: semi pedestal wash hand basin, wc and bath with mixer shower. There is partial wall tiling and a heated towel rail.

This beautifully presented home next to the marina must be viewed. EPC = B

## Measurements

Hallway

Lounge  
6.05m x 4.98m (19'10 x 16'4)

Kitchen Diner  
3.96m x 3.07m (13'0 x 10'1)

Master Bedroom  
4.95m x 3.96m (16'3 x 13'0)

Ensuite Shower Room

Bedroom 2  
3.53m x 3.68m (11'7 x 12'1)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 











The  
next  
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

**House to sell or rent?**

Call 01475 888400 to book your free market appraisal.

**Require a solicitor?**

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.  
[www.neillclerkmurray.co.uk](http://www.neillclerkmurray.co.uk)

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street  
Greenock  
Renfrewshire  
PA15 1UY**

**t: 01475 888400**

**e: [sales@neillclerk.co.uk](mailto:sales@neillclerk.co.uk)**

**w: [www.neillclerk.co.uk](http://www.neillclerk.co.uk)**



**Agents Notes:**

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.