



**FLAT 4, 7, HARBOUR  
SQUARE, INVERKIP, PA16 0EG**



 **neillclerk**  
ESTATE AGENTS





## **Description**

This immaculately presented one bedroom GROUND FLOOR FLAT has been internally upgraded by the current owner and occupies a rarely available setting within the sought after Harbourside development. Improvements have included the installation of a new boiler in 2024, refitting of the bathroom, addition of window shutters and new laminate flooring throughout the flat earlier this year. 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.

There is an allocated parking space. Shared resident's drying area. Specification includes: double glazing and gas central heating. Security door entry system. A reception area shared with the neighbouring flat leads to the apartment.

Superb accommodation comprises: Hallway by timber door with walk in inbuilt cupboard. The airy and generous sized Lounge/Dining Room has two front facing windows offering partial views towards the marina. There is a bright Kitchen with fitted maple style units, grey toned granite effect work surfaces and splashback tiling. Appliances include: extractor hood, gas hob, plus the electric oven , integrated fridge/freezer and washing machine have been replaced by the current .

The front facing Bedroom is a bright room with fitted wardrobe. The quality refitted Bathroom features a vanity wash hand basin, wc and bath with chrome style mixer shower. Additional benefits include: Bluetooth mirror, chrome style heated towel rail, shelving, and decorative panelled ceiling with downlighters.

This beautiful home near the waterfront must be viewed. EPC = C.

## **Measurements**

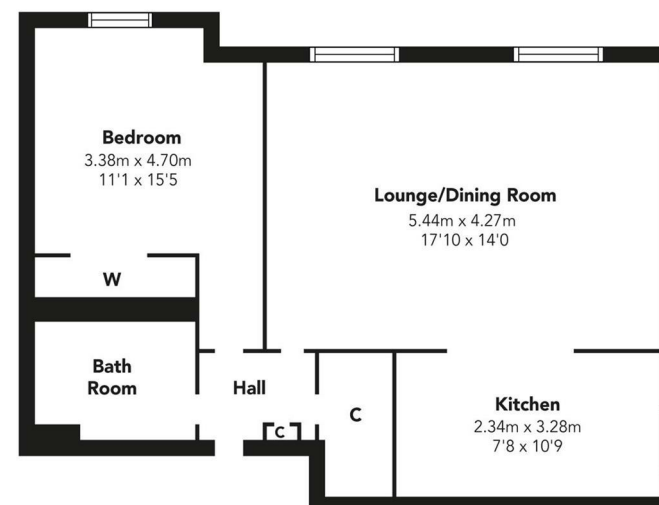
Hall

Lounge / Dining Room  
5.44m x 4.27m (17'10 x 14'0)

Kitchen  
2.34m x 3.28m (7'8 x 10'9)

Bedroom  
3.38m x 4.70m (11'1 x 15'5)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 





















#### 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.

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)**



Find all our properties at: **rightmove** **Zoopla** **onTheMarket.com** **s1homes.com**