

**FLAT 8, 18 HARBOURSIDE, INVERKIP,  
PA16 0BF**

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## Description

This truly stunning generous sized two bedroom FIRST FLOOR APARTMENT offers immaculate stylish living and is finished to an exacting standard. The flat occupies a highly desirable corner position within a prominent property in the Kip Marina Village development. There are quality finishes, oak doors and luxury fittings throughout.

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 and also offers good road links, plus range of local amenities.

The superb specification includes: double glazing, gas central heating, "Karndean" / hardwood flooring and the building is protected by a security entry system. There is lift or stair access available. Allocated resident parking, plus shared visitor parking spaces.

Excellent apartments comprise: welcoming spacious Reception Hallway with hardwood flooring and two inbuilt cupboards. The Lounge is an airy, spacious apartment with three rear window formations and additional side window. There is a marble fireplace with electric coals effect fire.

The luxury fitted Dining Kitchen has quality beech style units with glazed display cases, soft cream work surface areas and splashback tiling. Appliances include: stainless steel chimney extractor hood, 5 ring gas hob, electric double oven, integrated dishwasher, washer dryer and fridge/freezer. There is ample space for dining table and chairs within the box bay window area of this room.

The generous sized Master Bedroom has a three light front window formation and two double wardrobes. There is a luxury Ensuite Shower Room with wash hand basin set within a range of vanity units, wc and double sized shower cubicle with chrome style shower. Further features include: electric heated towel, partial wall tiling and "Karndean" floor. There is a 2nd double sized Bedroom with windows to the front and side, plus fitted wardrobe.

The Bathroom with front window features a luxury four piece suite comprising: wash hand basin set within a range of maple style units, wc, bath and double sized shower cubicle with chrome style shower. Additional benefits include: partial wall tiling and "Karndean" flooring.

Immediate inspection is advised for this exceptionally well presented home. EPC = C

## Measurements

Reception Hallway

Lounge

18'0 x 17'10 (5.49m x 5.44m)

Dining Kitchen

16'2 x 10'5 (4.93m x 3.18m)

Master Bedroom

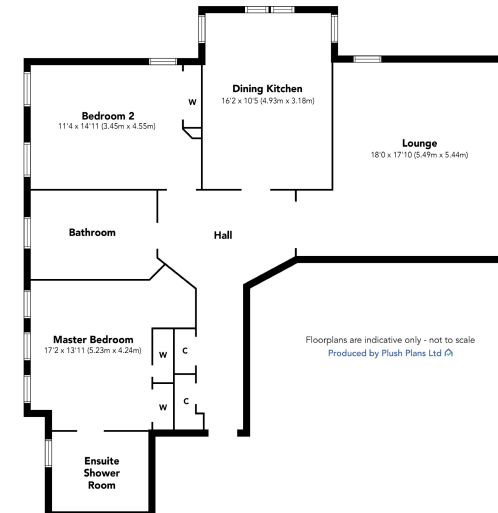
17'2 x 13'11 (5.23m x 4.24m)

Ensuite Shower Room

Bedroom 2

11'4 x 14'11 (3.45m x 4.55m)

Bathroom

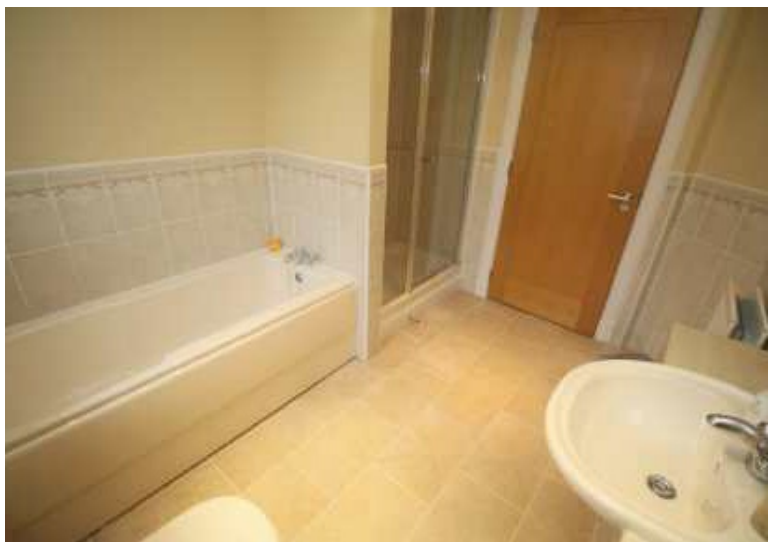












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