



The opportunity has arisen to purchase this wonderful **FIRST FLOOR FLAT** in Inverkip's seldom available Marine Court. Main door entry with garage and private parking area. Balcony overlooking surrounding area.

**6 MARINE COURT, INVERKIP PA16 0EB**

**Offers Over: £124,500**

Branch: 4 Cathcart Square  
Greenock, PA15 2BS  
Tel: 01475 558420  
Email: [ggurney@blair-bryden.co.uk](mailto:ggurney@blair-bryden.co.uk)



## 6 MARINE COURT, INVERKIP PA16 0EB

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Entrance stairwell with large storage cupboard at the bottom. Stairwell leading up to the hallway which gives access to all accommodation. The lounge is to the front of the property and is a bright room offering a good-sized living space hosting a balcony which provides pleasant views of the surrounding area. Kitchen offering a variety of wall and base units providing ample work and storage space. Storage cupboard housing water tank.

The property benefits from two great-sized double bedrooms both of which comprise storage.

Bathroom hosting w.c., wash hand basin and bath tub with shower over.

Locally there is an excellent provision of transport links and regular bus service. Shopping and leisure facilities are also nearby together with Inverkip's Kip Marina.

### ACCOMMODATION

Lounge - 3.62m(11'8")x4.30m(14'1")approx.

Kitchen - 2.43m(7'9")x3.50m(11'4")approx.

Bedroom one - 4.78m(15'6")x2.84m(9'3")approx.

Bedroom two - 3.18m(10'4")x3.45m(11'3")approx.

Bathroom - 1.98m(6'4")x2.20m(7'2")approx.

### VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

### ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.