



The opportunity has arisen to purchase this wonderful FIRST FLOOR FLAT in Inverkip's hugely popular Marine Court. Main door entry with garage and private parking area. Communal garden space. Gas central heating and double glazing throughout.

**2 Marine Court, Main Street, Inverkip PA16 0EB**

**Offers Over: £125,000**

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Entrance stairwell with walk-in storage cupboard which houses the boiler at the bottom. Stairwell with storage cupboards at the middle and top 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. Spacious modern kitchen offering a variety of wall and base units providing ample work and storage space. Integrated appliances include the electric hob with hood over, oven and grill. Storage cupboard.

The property benefits from two good-sized double bedrooms with the main bedroom comprising storage.

Stylish wet room featuring overhead shower, w.c. and wash hand basin.

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 - 4.26m(13'9")x3.64m(11'9")approx.

Kitchen - 3.48m(11'4")x2.43m(7'9")approx.

Bedroom one - 3.33m(10'9")x2.86m(9'3")approx.

Bedroom two - 2.71m(8'8")x2.65m(8'6")approx.

Wet room - 1.97m(6'4")x1.95m(6'3")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.

### SELLING

Do you have a property to sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation and advice on the sale of your present property. Should this be of interest please ask for Gail Gurney on 01475 788246.