



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Seacroft

MAIN ROAD, INVERKIP, INVERCLYDE, PA16 0EA

Seacroft

MAIN ROAD, INVERKIP, PA16 0EA

The land at 'Seacroft', Main Road, Inverkip is 0.6 acres and has planning in place for two, 4000 sqft houses.

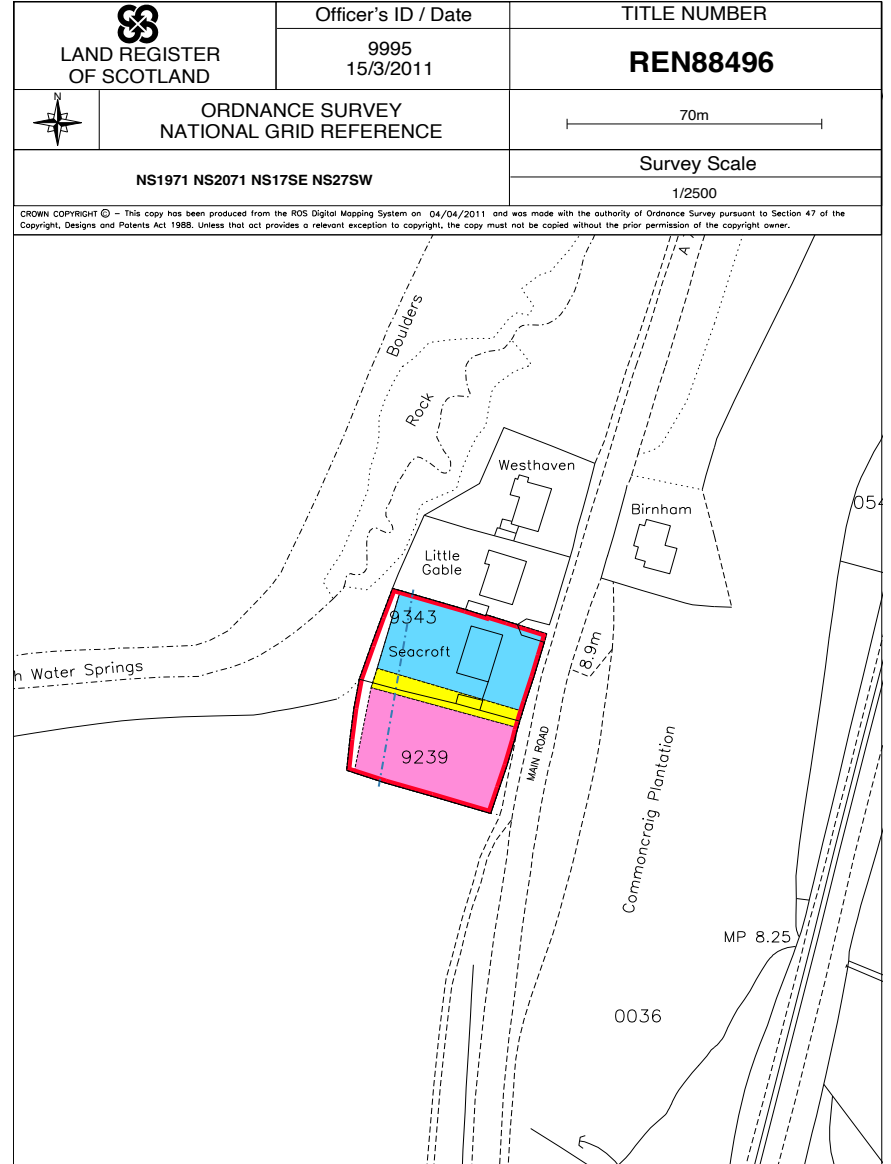
The striking design features modern materials, two levels of light filled accommodation with private parking and private gardens.

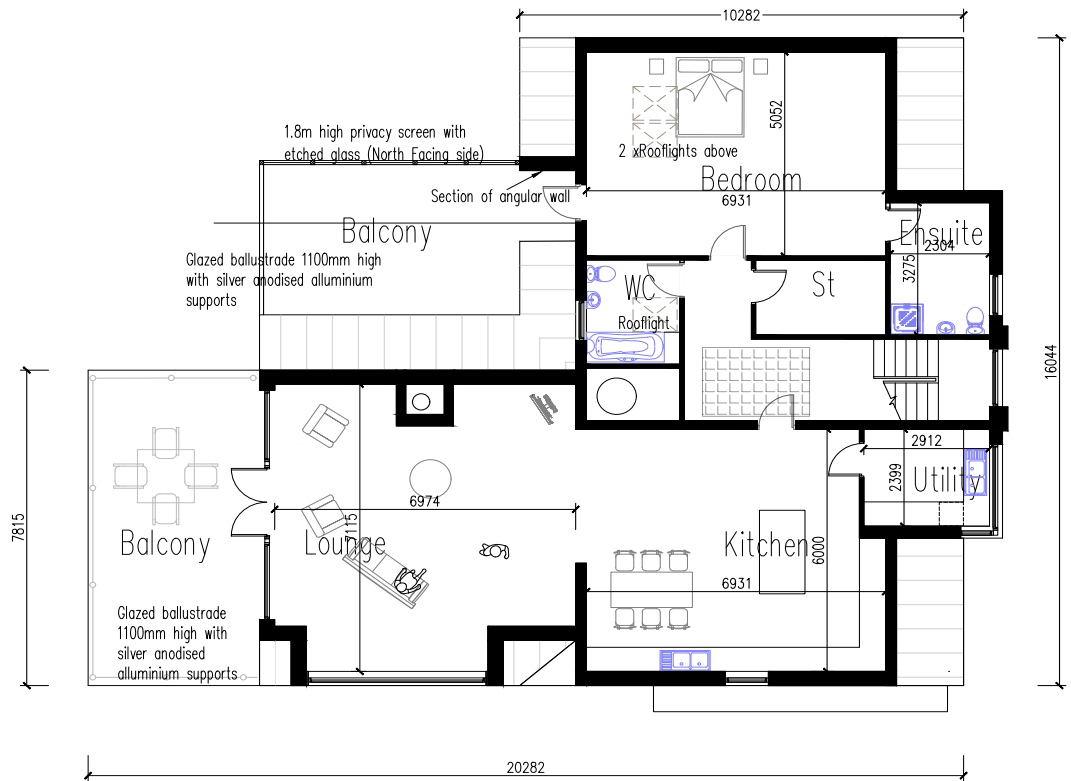
The ground floor of the dwellings feature four bedrooms, a large entertainment room and a double garage, whilst the first floor hosts a large open plan living space to include dining and kitchen area, utility room, an envious master-ensuite and two glazed balustrade balconies that will boasts stunning views over the Clyde.











Unit A layout (note that Unit B is identical as handed)

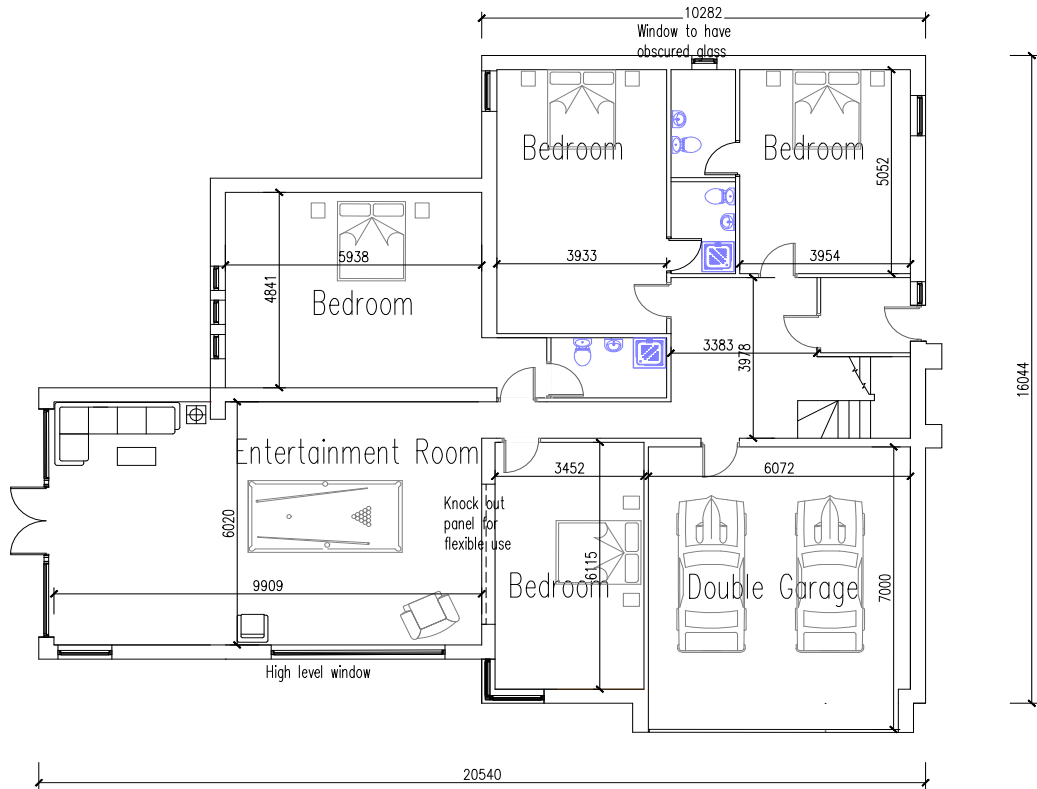
General Notes

Note- Units A and B are identical in plan

JGheelArchitecture
50 Nelson Avenue
Livingston EH54 6BZ

Project
Proposed 2 Dwellings at
Seacroft
Inverkip

First Floor	Sheet
Date 08/12/19	SCFT-PL-03
Scale 1:100	



Unit A layout (note that Unit B is handed)

General Notes

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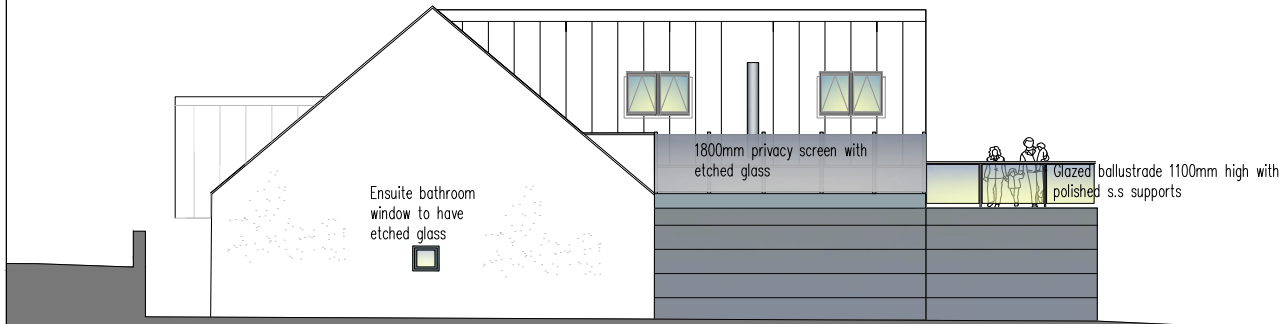
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Ground Floor	Sheet
Date 08/12/19	SCFT-PL-02
Scale 1:100	

General Notes



East Elevation - to road (Unit A)

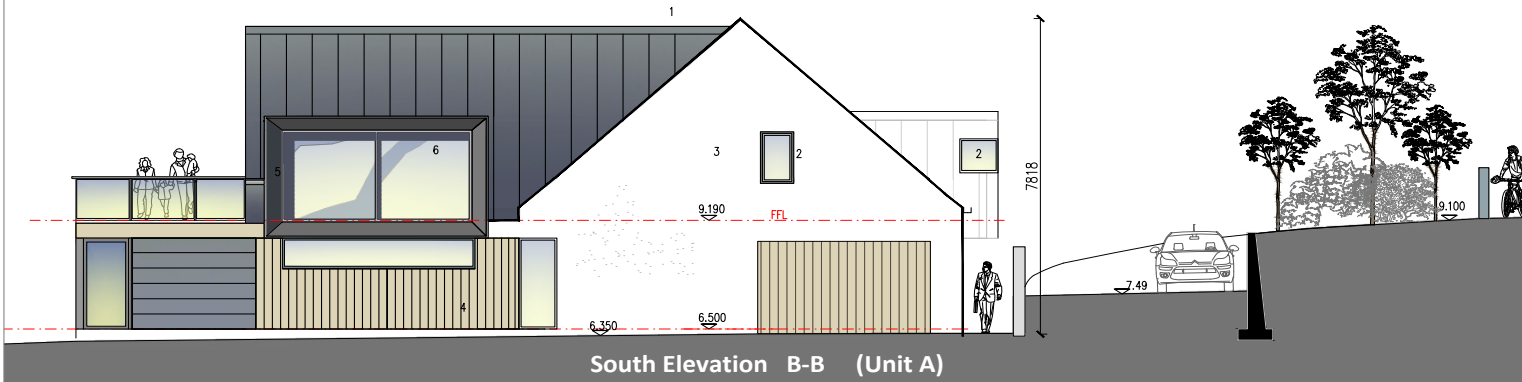
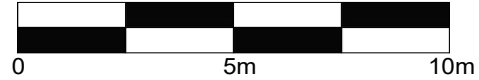


North Elevation (Unit A)

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Inverkip**

Sheet
Date 08/12/19 SCFT-PL-04
Scale 1:100

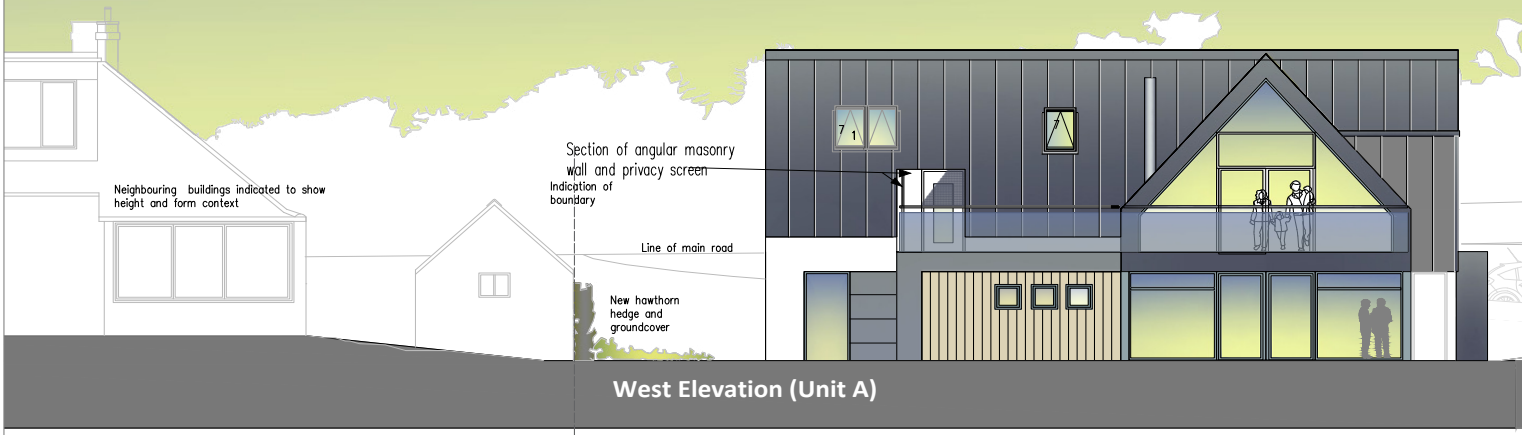


South Elevation B-B (Unit A)

General Notes

- 1 VM Zinc roof finish with standing seam
- 2 Alu-clad windows and screens (colour- charcoal)
- 3 K Rend system external wall finish
- 4 Siberian Larch timber cladding
- 5 Clear glass balustrade with polished stainless steel posts, all to 1150 mm high
- 6 Picture window to have one way vision glass
- 7 Alu-clad Velux roof windows to match other screens and windows

Note that Unit B elevations are identical but handed



West Elevation (Unit A)

Neighbouring buildings indicated to show height and form context

Section of angular masonry wall and privacy screen
Indication of boundary

Line of main road

New hawthorn hedge and groundcover

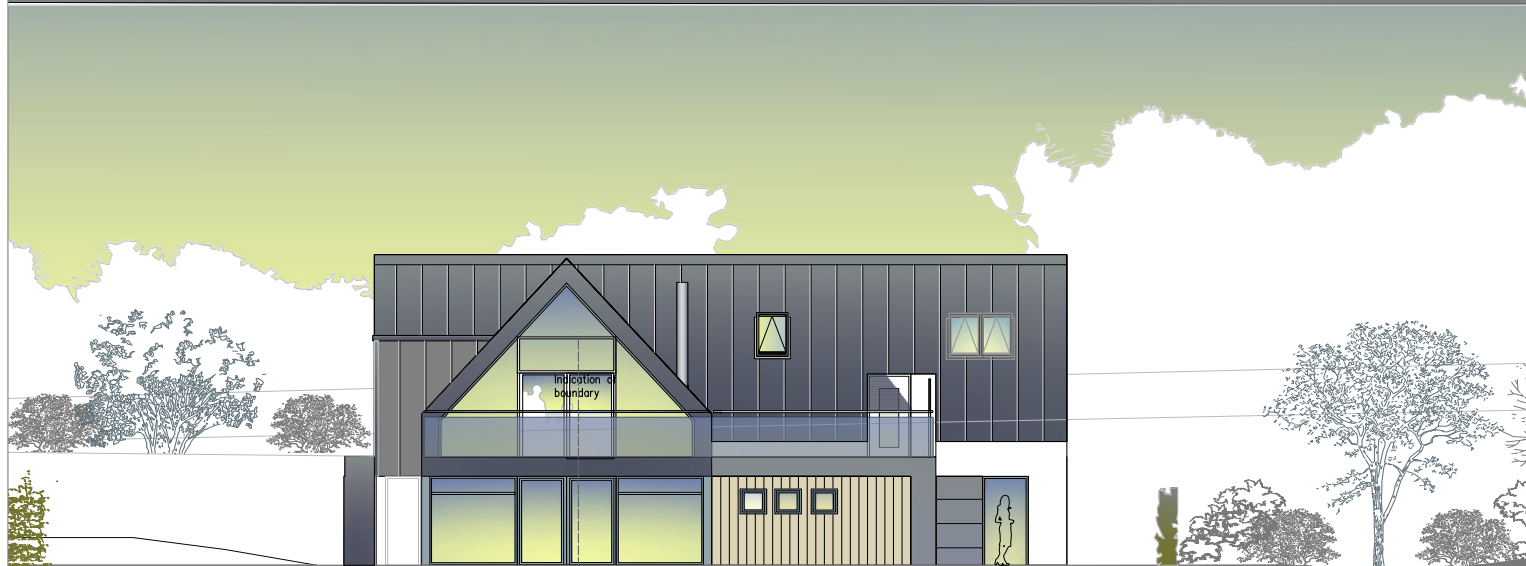
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Inverkip

Elevations	Sheet
Date 08/12/19	SCFT-PL-05
Scale 1:100	



East Elevation (Unit B)



West Elevation (Unit B)

General Notes

- 1 VM Zinc roof finish with standing seam
- 2 Alu-clad windows and screens (colour- charcoal)
- 3 K Rend system external wall finish
- 4 Siberian Larch timber cladding
- 5 Clear glass balustrade with polished stainless steel posts, all to 1150 mm high
- 6 Picture window to have one way vision glass
- 7 Alu-clad Velux roof windows to match other screens and windows

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Project
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Inverkip

Unit B Elevations	Sheet
Date 08/12/19	SCFT-PL-06
Scale 1:100	

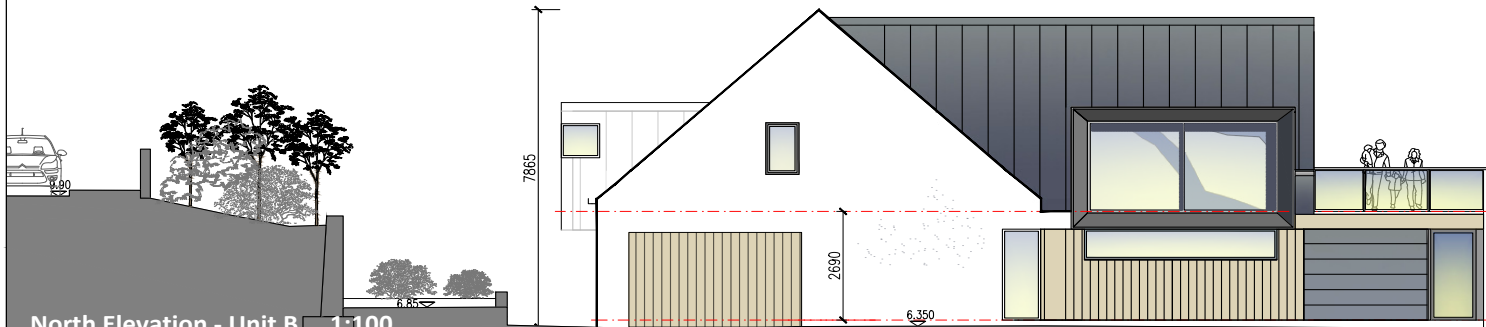


Glazed balustrade 1100mm high with polished s.s supports

1800mm privacy screen with etched glass

Ensuite bathroom window to have etched glass

South Elevation- Unit B 1:100



North Elevation - Unit B 1:100



Section of masonry wall and privacy screen

West Elevation A-A- Units A and B 1:250

General Notes

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Inverkip

UNIT B Elevations Sheet
Date 08/12/19 SCFT-PL-07
Scale 1:100/1:250

The Location

INVERKIP, INVERCLYDE

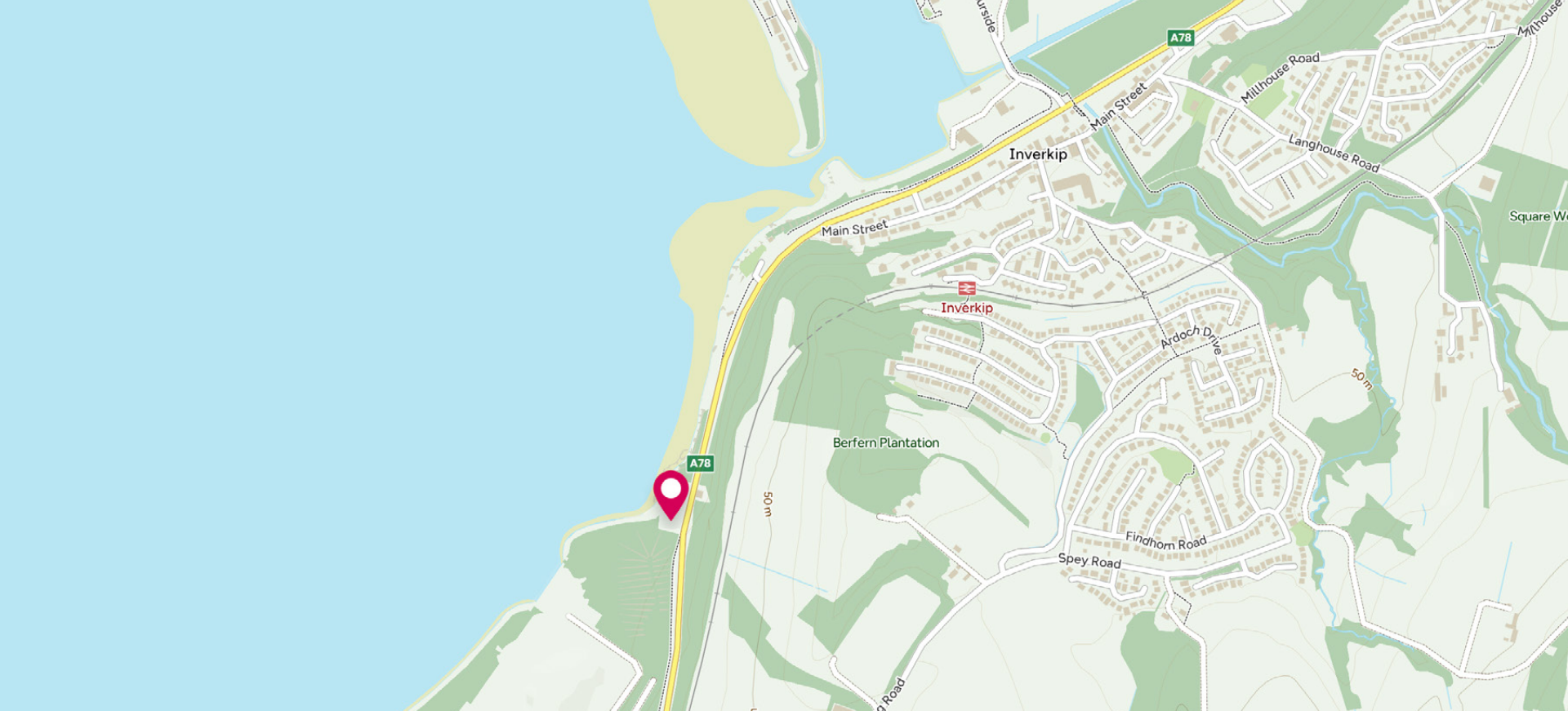
Inverkip is ideally placed for commuting to Glasgow and the surrounding towns and villages of South West Scotland. Glasgow city centre can be reached by car in a little over thirty minutes, and Edinburgh in well under two hours. A regular train service runs to Glasgow every day, taking forty minutes. If you have further destinations in mind, Glasgow Airport is a half hour drive away.

The surrounding area of Inverclyde is situated along the coastal reaches of the River Clyde. A region of unique beauty, Inverclyde's dramatic moorlands, hills and lochs form a part of Clyde Muirshiel Regional Park. Home to some of the rarest species of Scottish wildlife, it is also a centre for many all-year-round activities.

If you're feeling adventurous, you can try a whole host of outdoor pursuits throughout the area including sailing, canoeing and mountain biking. For a more relaxing time, you can just enjoy a leisurely stroll through the spectacular countryside and coastline. If it's the buzz of the city you prefer, vibrant Glasgow is only a short distance away.








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