

66 Harbourside

KIP MARINA, INVERKIP, INVERCLYDE, PA16 0BF



*AN IMPRESSIVE FOUR BEDROOM TOWNHOUSE,
POSITIONED WITHIN A HIGHLY SOUGHT-AFTER
AREA OF KIP MARINA*



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal are delighted to offer to the market this spacious and tastefully decorated four-bedroom townhouse, split over three levels, offering excellent accommodation within a highly sought-after area of 'Kip Marina', Inverkip. The property would be a great house for a wide variety of potential purchasers looking for their ideal home. Room dimensions are generous, and the property is of a neutral décor and in walk-in condition.

Once inside, discerning purchasers will be greeted with a first-class specification. A welcoming hallway allows access to all apartments on the ground floor. Here you will discover two double bedrooms and a family bathroom suite. Both of the rooms are a good size, with one being transformed into a home office, further complemented with a set of doors that open onto the fully enclosed garden.





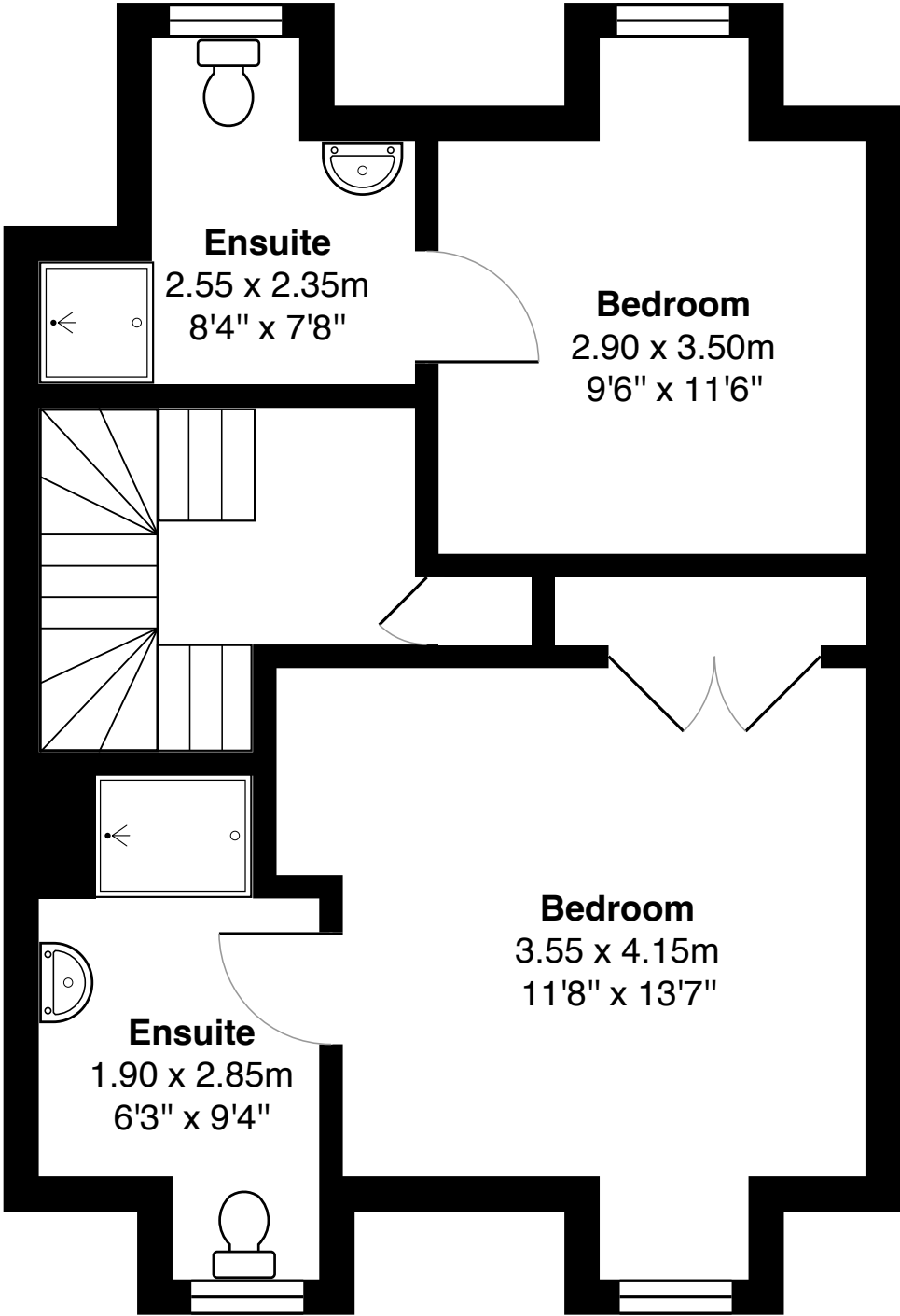
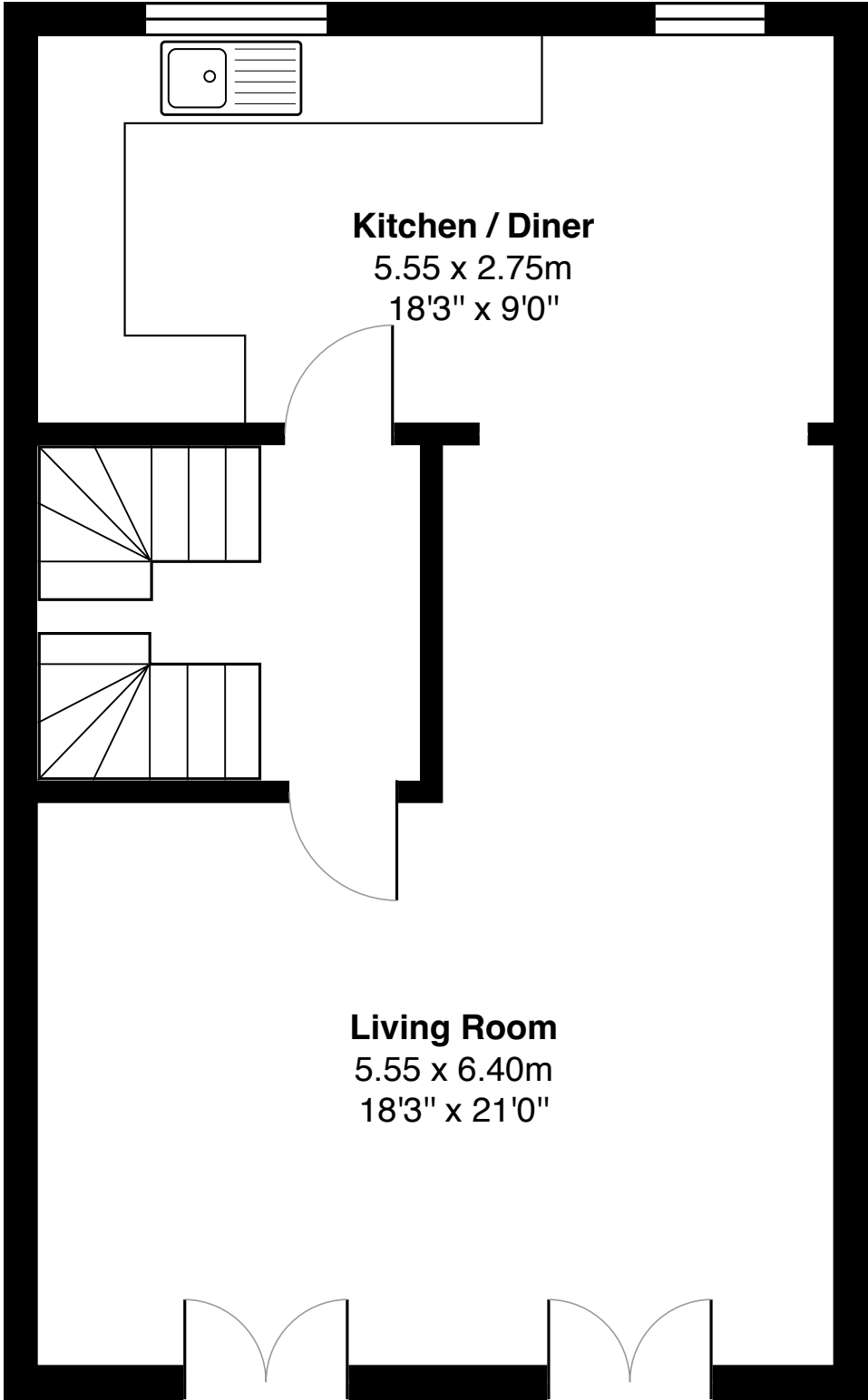
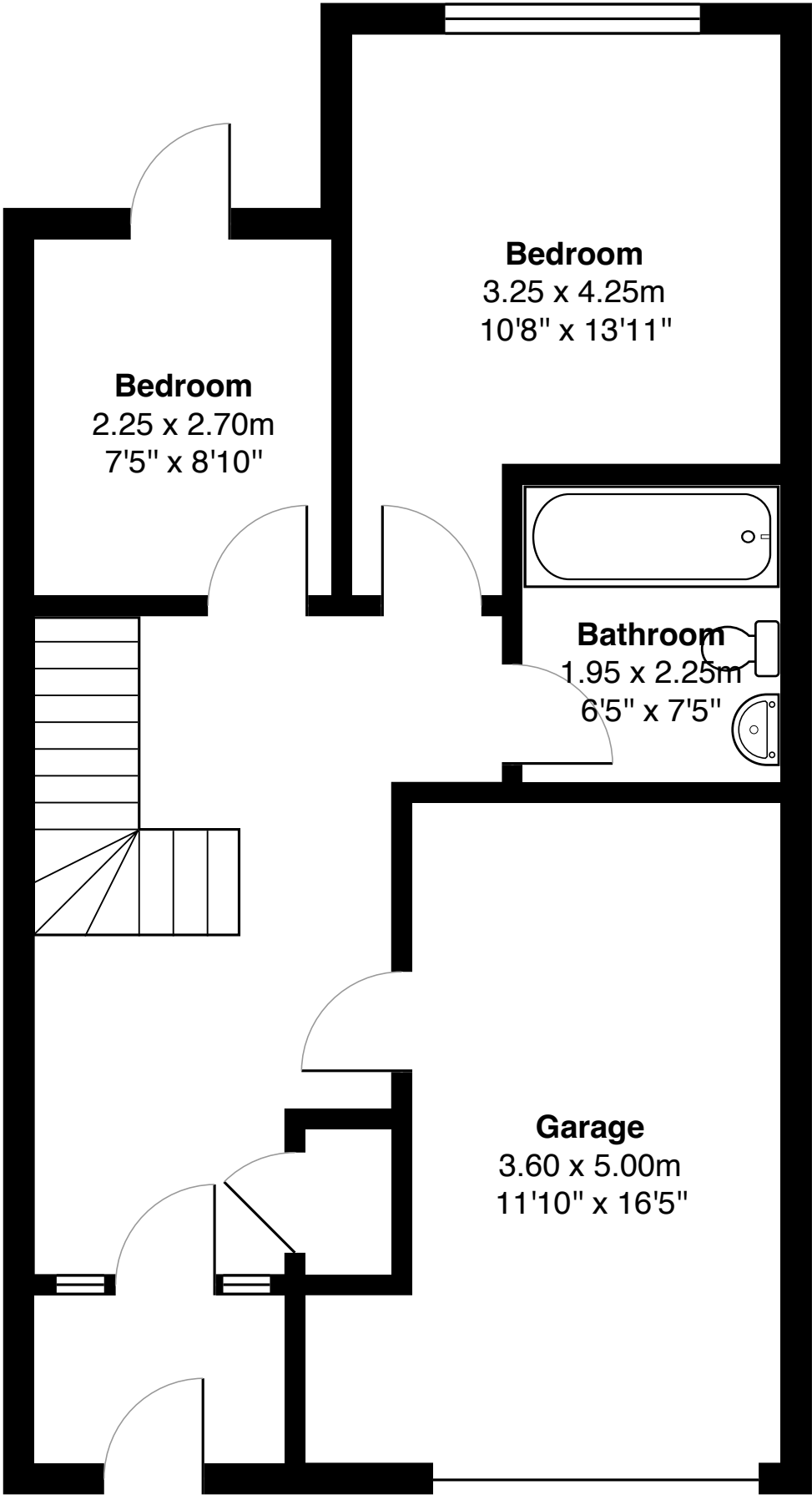
Journeying up to the first floor, the crisp and contemporary styling continues, which leaves you excited to see what the rest of the property has to offer. You will be welcomed by a fabulous open-plan kitchen, dining area, and a formal lounge. The kitchen has a good range of floor and wall-mounted units with a contemporary worktop, creating a fashionable and efficient workspace. The lounge is flooded with natural light from the French doors to the front aspect that open onto the Juliette balcony, allowing you to invite outside in and boast a spectacular outlook over the Marina. The feature fire and surround give the room a real 'cosy' feel. The dining area is an impressive zone. It's easy to imagine the evenings of fine dining this zone has played host to.





Making your way to the top floor, here you will find a further two well-proportioned, bright and airy bedrooms with a range of furniture configurations with space for additional free-standing furniture if required. They are both complemented with en-suites.





Gross internal floor area (m²): 136m²
EPC Rating: C

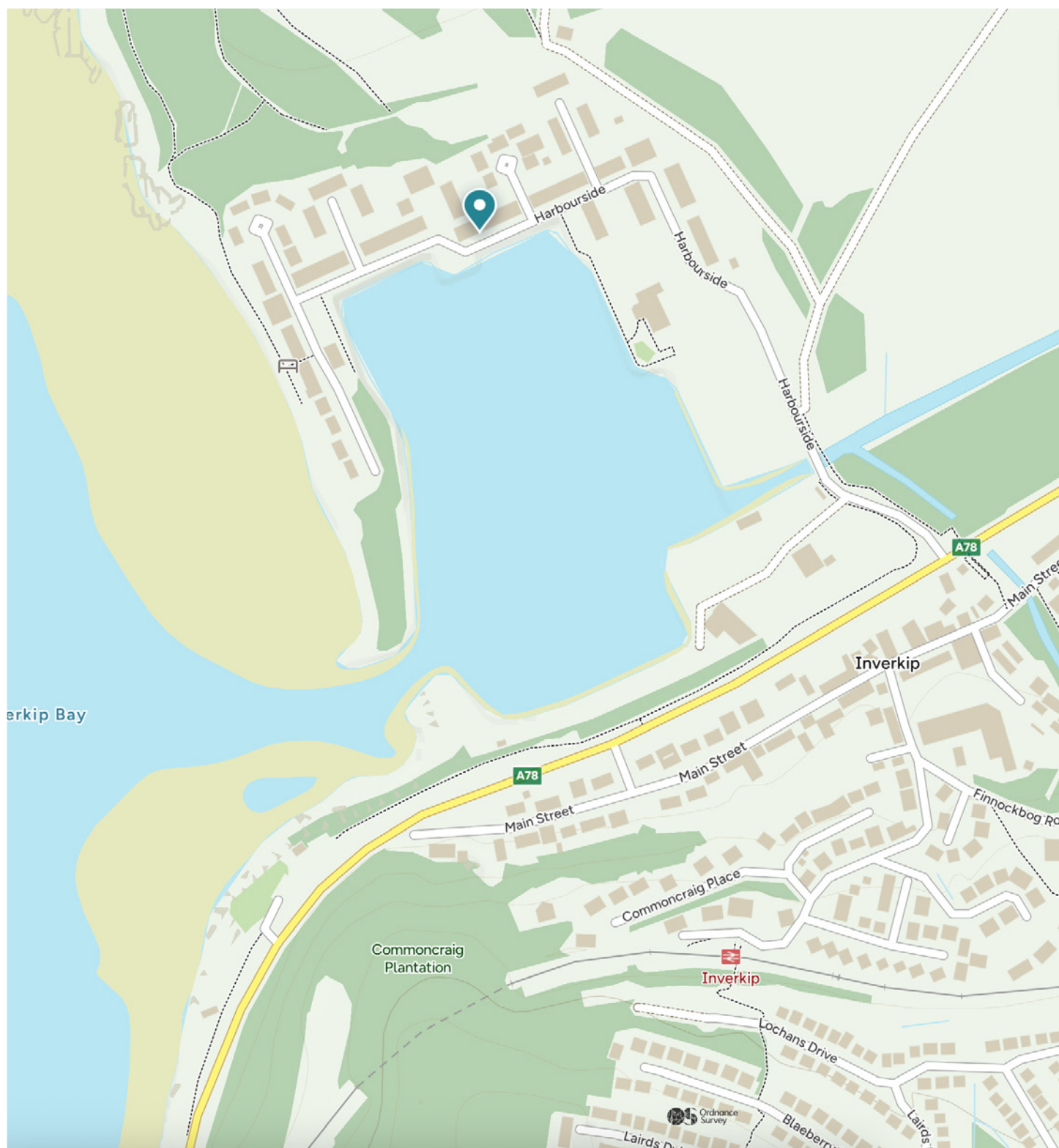


Externally, there are private front and rear grounds with a driveway to the front providing off-road parking and a garage thereafter. The garden to the rear is fully enclosed and provides a safe environment for children and pets.

The high specifications of this home also include double glazing and gas central heating for additional comfort all year round.



'Kip Marina', with its excellent road and rail links, offers an idyllic, relaxed lifestyle just 30 miles from Glasgow, with bus services to both Glasgow and Ayrshire run through the village every 15 minutes. The local village, Inverkip, has an excellent primary school, while nearby towns of Greenock and Gourock offer local shopping, leisure amenities and hospitals. For the yachtsman, the delights of Kip Marina need no introduction. Considered Scotland's premier marina, Kip has all the romance of the sea. It's lovely location, on the southern shores of the Firth of Clyde, has views across the water to the Cowal Peninsula, with the rugged Argyll mountains providing a stunning backdrop. As far as luxury waterfront living goes, there is no greater statement of contemporary urban chic than Harbourside at Kip Marina.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
DIANE KERR
Area Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.