



A stunning three-bedroom semi-detached house, tucked away in Kip Marina, with uninterrupted views of the Marina



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We are delighted to introduce to the market this superb three-bedroom semi-detached villa within a highly sought-after area of 'Kip Marina', Inverkip. The property offers fantastic and flexible accommodation which is formed over two levels and would be a great purchase for a variety of people looking for their first, second or last home.

The property has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous, and the accommodation has been arranged to offer flexibility and individuality, with modern specifications and contemporary decor.

## THE LOUNGE



The property is accessed via the hallway, which allows entry to all rooms on this level. The formal lounge is flooded with natural light from the bay windows, which boast uninterrupted views over the Marina. The feature fire and surround give the room a real cosy feel, this is the perfect ambience to unwind in after a hard day.

# THE KITCHEN/DINER



The dining kitchen has a good range of floor and wall-mounted units with a striking worktop, creating a fabulous and efficient workspace. It is complemented by a host of integrated appliances. A set of doors from the kitchen open onto the rear garden. A useful WC completes the accommodation on this level.





Journeying upstairs, you will discover three bright and airy, well-proportioned bedrooms. All of the rooms are spacious with a range of furniture configurations and space for additional free-standing furniture. The master bedroom is complemented with an en-suite and built-in storage. The doors from this room open onto an envious balcony, where you can invite the outside in.

The family bathroom suite completes the accommodation internally.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

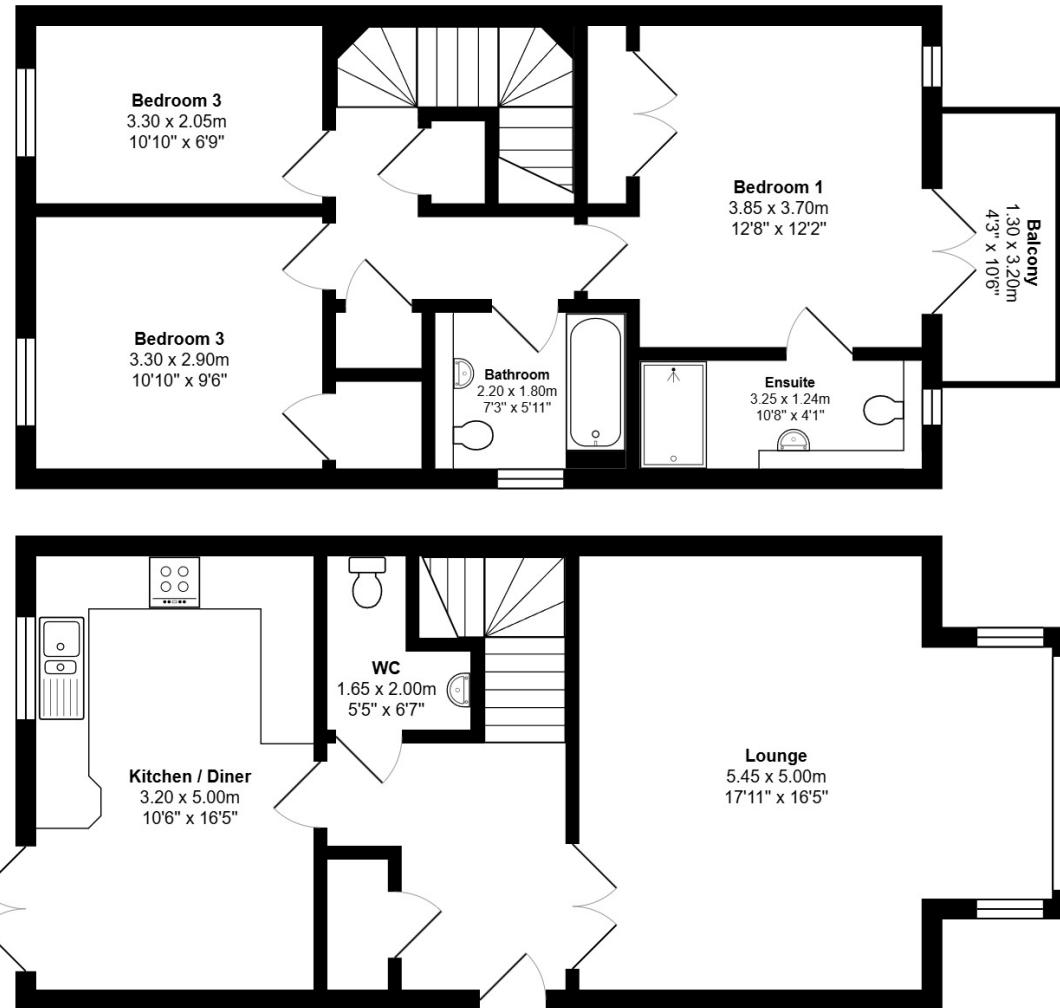


Externally, there are private garden grounds, with private parking to the rear. The high specifications of this family home also include double glazing and gas central heating for additional comfort.

## EXTERNALS

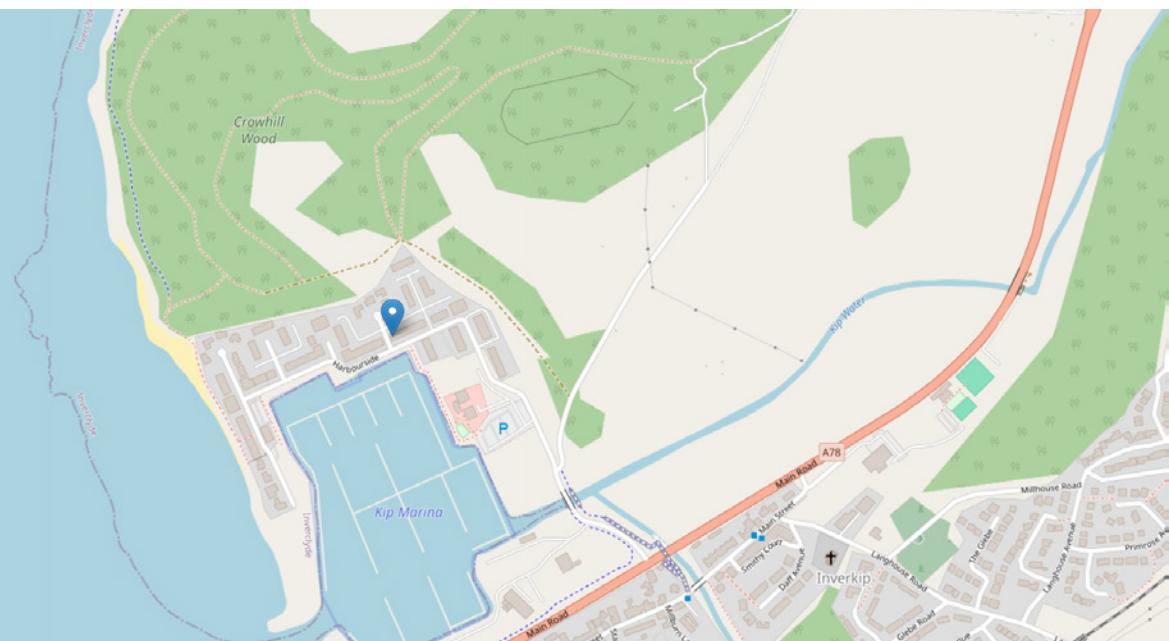


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 105m<sup>2</sup> | EPC Rating: C



# THE LOCATION

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 running 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. Its 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.



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