



3-1, 2 Cromarty Grove, Inverkip, PA16

Offers Over £330,000

Summary

This superbly presented penthouse apartment is available within the popular Kip Marina area of Inverkip, ideally located for sailing and woodland walks and available to purchase through Bowman Rebecchi - The Home of Property.

An elegant three-bedroom home, the property combines modern design, generous room proportions, and an enviable marina setting, making it ideal for families, professionals, or those seeking a peaceful coastal retreat.

This is a rare opportunity to secure a home of this calibre in such a sought-after setting.



Features

- Home Report Available
- Virtual Tour Available
- Rarely Available
- Penthouse Apartment
- Two Private Balconies
- 3 Bedrooms
- Enviably Located
- Gas Central Heating
- Double Glazing
- EPC Rating - B
- Council Tax Band - G

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AN EXCEPTIONAL PENTHOUSE APARTMENT IN AN ENVIALE MARINA-SIDE SETTING

Rarely available, this outstanding three-bedroom penthouse apartment is set within the prestigious Cromarty Grove development at Inverkip Marina, offering an unrivalled combination of elegant living, generous proportions and breathtaking coastal views.

Positioned on the upper level and accessed via lift, the property enjoys privacy, security and a sense of exclusivity synonymous with luxury marina living.

The apartment is beautifully presented throughout and thoughtfully designed to maximise natural light and outlook. A welcoming and generous reception hallway leads to a stunning lounge, where floor-to-ceiling glazing draws the eye towards panoramic views across Kip Marina. From here, doors open onto a spacious private balcony, the perfect vantage point for morning coffee, sunset views or entertaining against a dramatic coastal backdrop.

Adjacent to the lounge lies a substantial formal dining room, seamlessly connected to the contemporary open-plan kitchen. This superb arrangement creates an exceptional social space, ideal for hosting guests or enjoying relaxed family dining while remaining connected to the heart of the home. The kitchen itself is well-appointed, offering ample storage and workspace, perfectly suited to modern living.

The property boasts three generously proportioned bedrooms, two of which benefit from stylish en-suite shower rooms, adding both comfort and convenience. The master bedroom is a particularly impressive retreat, featuring built-in storage, a luxurious en-suite, and direct access to a second private balcony overlooking the beach, a serene and indulgent space to unwind. A beautifully finished family bathroom serves the remaining accommodation.

A FANTASTIC LOCATION - Located in the heart of Inverkip Marina, this property enjoys immediate access to stunning coastal walks, yacht moorings, local restaurants, and excellent transport links via road and rail. Whether you are looking for a permanent residence, a weekend getaway, or an investment in one of Scotland's most picturesque marina communities, 3 Cromarty Grove delivers comfort, space, and location in equal measure.

SCHOOL CATCHMENTS - The subjects are within the catchment area for the highly-regarded St Ninian's and Inverkip Primary Schools, as well as St Columba's and Inverclyde Academy High Schools.

COUNCIL TAX BAND - Inverclyde Council - Band G - £4,038.61 per annum as of January 2026.

VIEWINGS - Viewings can be arranged by appointment with Bowman Rebecchi Estate Agents.

**BOWMAN
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Energy Rating: C. We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order. Created: January 26.

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[360° Tour](#)



[Floorplan](#)



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