



1, HARBOUR SQUARE, INVERKIP, PA16  
0EG



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ESTATE AGENTS







## **Description**

\*Closing date on Thursday 5th February at 11am\*

This beautifully presented two bedroom luxury FIRST FLOOR FLAT occupies a desirable corner position within the sought after Harbourside development. Inverkip has a railway station with regular service to Glasgow. Lift or stair access is available.

There is shared resident's parking. Specification includes: double glazing and gas central heating. Security door entry system. The immaculate interior benefits from high quality finishes and detailing including feature oak doors. A reception area which is shared with the neighbouring flat is accessed from the communal entrance stair/lift and leads to the apartment.

Impressive accommodation comprises: welcoming spacious Reception Hallway by timber door features three inbuilt cupboards and laminate flooring. The airy and generous sized Lounge is reached by glazed double doors with two front facing windows and two additional side windows offering views to the marina. There is a quality Dining Kitchen on semi open plan with fitted beech effect units and solid granite work surfaces. Integrated appliances include: stainless steel chimney extractor hood, five ring gas hob, electric oven, integrated microwave, dishwasher, fridge/freezer and washing machine.

The Master Bedroom features a side facing window formation and two fitted wardrobes. The luxury Ensuite Shower Room benefits from a three piece suite comprising: vanity wash hand basin set within beech style unit, wc and double sized shower cubicle with chrome style shower. Additional features include: wall tiling and chrome style heated towel. The 2nd double Bedroom features a side facing window and a fitted double wardrobe. The quality Bathroom includes: vanity wash hand basin set within a maple style unit, wc and bath with chrome style shower. There is wall tiling and a heated towel rail.

This impressive home next to the marina must be viewed. EPC = B.

## **Measurements**

Hallway

Lounge  
5.77m x 6.15m (18'11 x 20'2)

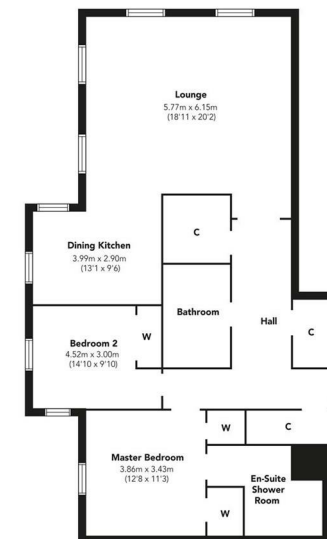
Dining Kitchen  
3.99m x 2.90m (13'1 x 9'6)

Master Bedroom  
3.86m x 3.43m (12'8 x 11'3)

Ensuite Shower Room

Bedroom 2  
4.52m x 3.00m (14'10 x 9'10)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plusplans



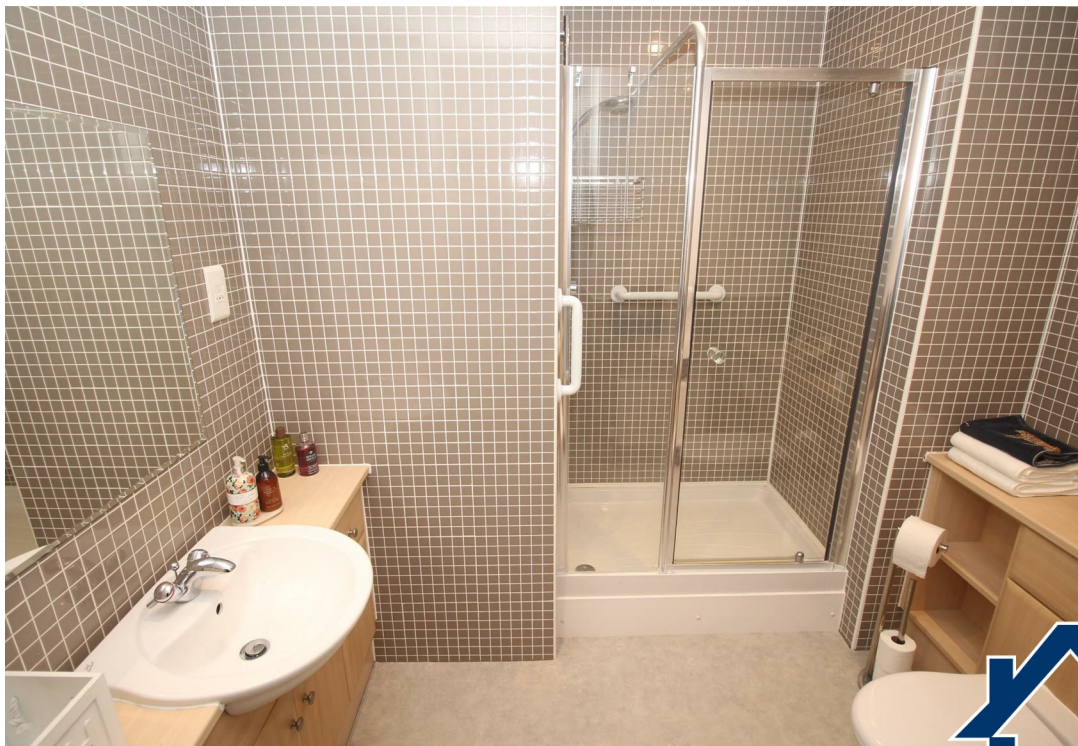




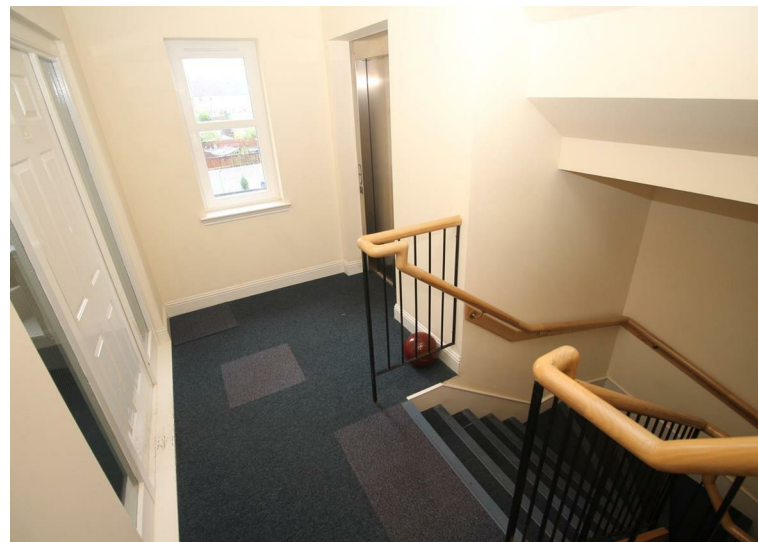












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