

82, HARBOURSIDE, INVERKIP, PA16 0BF

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ESTATE AGENTS









Description

** CLOSING DATE ON FRIDAY 9TH OCTOBER AT 11AM**
Situated on the waterfront overlooking the Kip Marina this three bedroom END TERRACED VILLA is a rarely available style offering an ideal family home. Impressive views can also be enjoyed from the first floor balcony. Internal finishes include: oak doors and oak banister with feature wrought iron ornate detailing. There is a conservatory and the front garden is pebbled. There is an enclosed rear garden with paved patio and shrubs. Specification includes: double glazing and gas central heating. A degree of redecoration and upgrading is required which is reflected in the asking price. Two car park spaces within resident's car park.
The Kip Marina is recognised as one of Scotland's finest marinas. Inverkip has a railway station with regular service to Glasgow and offers good road links, plus range of local amenities.
Apartments comprise: Reception Hall by UPVC double glazed door with cupboard. The Plumbed Cloakroom features a two piece suite. The front facing Lounge accessed by glazed double doors is a bright, spacious shaped apartment with five light box bay window formation and laminate flooring with carpeted well. This is an ideal space for relaxing and entertaining with friends/family.
The rear facing fitted Dining Kitchen features beech style units and marble effect work surfaces. A range of integrated appliances includes: stainless steel chimney extractor hood, gas hob, electric oven, fridge/freezer, dishwasher, washing machine and dishwasher. There is ample space for a dining table and chairs. French doors lead to the Conservatory with another set of French doors giving access to the garden.

Staircase leads to Upper Landing with cupboard and loft hatch. The Master Bedroom with access to balcony, fitted wardrobe and Ensuite Shower Room with double sized shower cubicle. There are two further Bedrooms. The Bathroom suite includes corner bath, wc and vanity wash hand basin.

Must be viewed. EPC = C.

Measurements

Reception Hallway

Plumbed Cloakroom

Lounge
5.41m x 5.49m (17'9 x 18'0)

Kitchen Diner
4.95m x 3.23m (16'3 x 10'7)

Conservatory
3.07m x 2.77m (10'1 x 9'1)

Upper Landing

Master Bedroom
3.66m x 3.28m (12'0 x 10'9)

Ensuite Shower Room

Bedroom 2
3.23m x 2.84m (10'7 x 9'4)

Bedroom 3
2.06m x 3.23m (6'9 x 10'7)

Bathroom































Agents Notes:
These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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