



2.1, 100, HARBOURSIDE, INVERKIP, PA16  
0BA



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ESTATE AGENTS





## **Description**

This immaculately presented two bedroom SECOND FLOOR FLAT occupies a rarely available, exclusive waterfront setting within the sought after Harbourside development. A particular feature is the stunning everchanging panoramic view beyond the beach across the Firth of Clyde extending to Arran and the Cowal Peninsula which can be enjoyed from all the windows. Lift or stair access is available.

Communal rear garden benefits from lawned / paved areas and views across the Firth of Clyde. Lies next to the Kip Marina which is recognised as one of Scotland's finest marinas. Inverkip has a railway station with regular service to Glasgow.

There is an allocated parking space. Specification includes: double glazing and gas central heating. Security door entry system. The beautiful fresh interior is highly impressive. A reception area shared with the neighbouring flat leads to the apartment.

Impressive accommodation comprises: Hallway by timber door with inbuilt cupboard. The generous sized Lounge features two rear facing windows and archway leading to the open plan quality fitted Kitchen. The kitchen with side window features soft cream style high gloss units and black/grey marble effect work surfaces. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, integrated fridge/freezer, dishwasher, washer/dryer and microwave.

The double sized Master Bedroom benefits from fitted wardrobes. There is an Ensuite Shower Room with quality suite comprising: semi pedestal wash hand basin, wc and double sized shower cubicle with chrome style shower. There is partial wall tiling and a chrome style heated towel rail. The 2nd double Bedroom features a fitted wardrobe. There is a luxury Bathroom with semi pedestal wash hand basin, wc and bath with chrome style shower. Additional benefits include: chrome style shower, heated towel rail, partial wall tiling and tiled floor.

Viewing is highly recommended for this waterfront home. EPC = B

## **Measurements**

Hallway

Lounge  
4.01m x 6.93m (13'2 x 22'9)

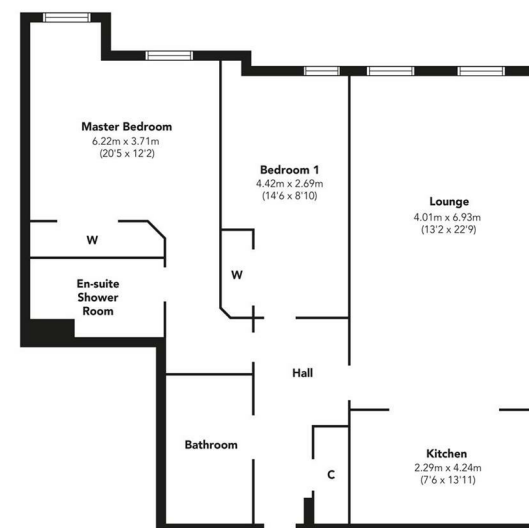
Kitchen  
2.29m x 4.24m (7'6 x 13'11)

Master Bedroom  
6.22m x 3.71m (20'5 x 12'2)

Ensuite Shower Room

Bedroom 2  
4.42m x 2.69m (14'6 x 8'10)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans







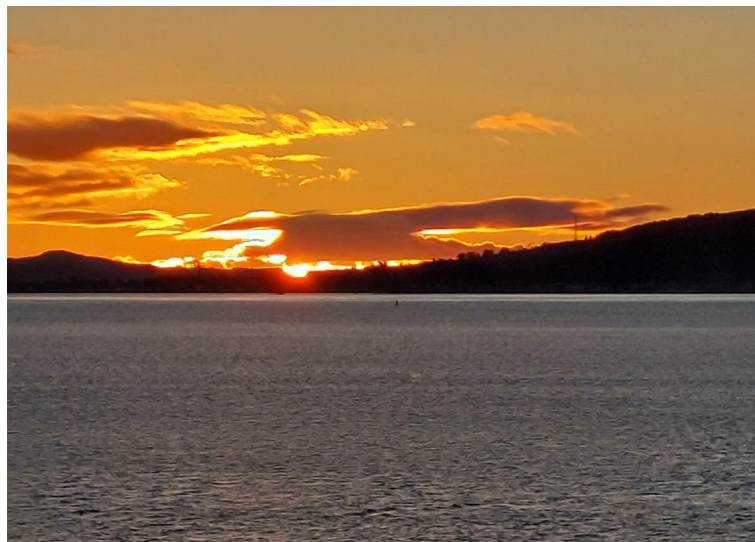












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