



**FLAT 4, 7, HARBOUR
SQUARE, INVERKIP, PA16 0EG**





Description

This immaculately presented one bedroom GROUND FLOOR FLAT has been internally upgraded by the current owner and occupies a rarely available setting within the sought after Harbourside development. Improvements have included the installation of a new boiler in 2024, refitting of the bathroom, addition of window shutters and new laminate flooring throughout the flat earlier this year. Lies close 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. Shared resident's drying area. Specification includes: double glazing and gas central heating. Security door entry system. A reception area shared with the neighbouring flat leads to the apartment.

Superb accommodation comprises: Hallway by timber door with walk in inbuilt cupboard. The airy and generous sized Lounge/Dining Room has two front facing windows offering partial views towards the marina. There is a bright Kitchen with fitted maple style units, grey toned granite effect work surfaces and splashback tiling. Appliances include: extractor hood, gas hob, plus the electric oven , integrated fridge/freezer and washing machine have been replaced by the current .

The front facing Bedroom is a bright room with fitted wardrobe. The quality refitted Bathroom features a vanity wash hand basin, wc and bath with chrome style mixer shower. Additional benefits include: Bluetooth mirror, chrome style heated towel rail, shelving, and decorative panelled ceiling with downlighters.

This beautiful home near the waterfront must be viewed. EPC = C.

Measurements

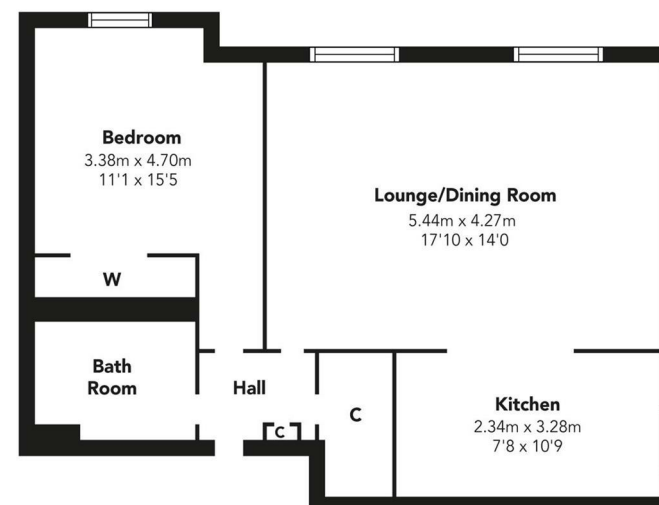
Hall

Lounge / Dining Room
5.44m x 4.27m (17'10 x 14'0)

Kitchen
2.34m x 3.28m (7'8 x 10'9)

Bedroom
3.38m x 4.70m (11'1 x 15'5)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans 











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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