



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





## Description

This truly stunning, character filled three bedroom END TERRACED VILLA is rarely available style offering immaculately presented family living featuring views to the Kip Marina which can be enjoyed from the front garden and balcony. Quality internal finishes include: oak doors and oak banister with feature wrought iron ornate detailing. A particular feature is the beautiful refitted breakfasting kitchen.

A monoblock drive is located to rear of property with wood store. The enclosed front garden is an ideal space for relaxing on summer days with access by French doors from the lounge. Specification includes: double glazing and gas central heating with "Hive". Partially floored loft may offer future development potential, subject to permissions.

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.

Stylish living comprises: Reception Hall by pillared entrance and UPVC double glazed door with inbuilt cupboard. There is downstairs Plumbed Cloakroom with two piece suite. The front facing Lounge is a bright, spacious shaped apartment with French doors leading to the garden and log burning stove with slate background. There is room for a dining table and chairs within this apartment. This is an ideal space for relaxing and entertaining with friends/family.

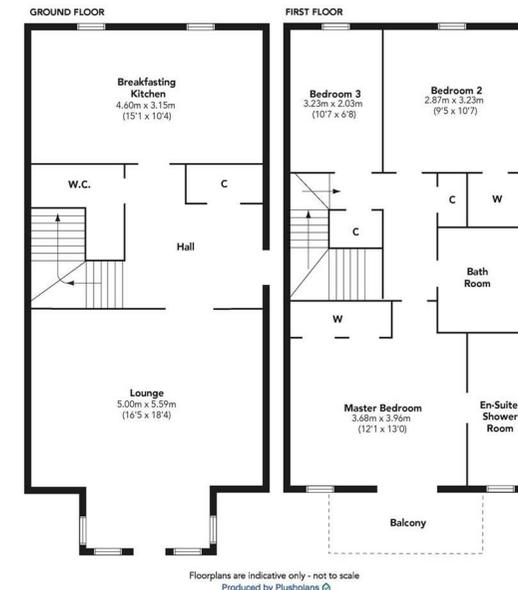
The rear facing refitted luxury Breakfasting Kitchen features high gloss grey units, solid granite worktops and oak shelving. A range of integrated appliances includes: ceramic hob, oven, microwave/grill, fridge/freezer, dishwasher, washer/dryer and wine cooler.

Staircase leads to Upper Landing with cupboard and loft hatch. Airy Master Bedroom with access to balcony and fitted wardrobe, plus quality Ensuite Shower Room. There are two further Bedrooms. The luxury Bathroom has a three piece suite, shower, floor and wall tiling.

This superb home must be seen. EPC = C

## Measurements

Hallway  
Plumbed Cloakroom  
Lounge  
5.00m x 5.59m (16'5 x 18'4)  
Breakfasting Kitchen  
4.60m x 3.15m (15'1 x 10'4)  
Upper Landing  
Master Bedroom  
3.68m x 3.96m (12'1 x 13'0)  
Ensuite Shower Room  
Bedroom 2  
2.87m x 3.23m (9'5 x 10'7)  
Bedroom 3  
3.23m x 2.03m (10'7 x 6'8)  
Bathroom













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