



3, HARBOUR SQUARE, INVERKIP, PA16
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Description

Home Report value £315,000. This well presented three bedroom SEMI DETACHED TOWNHOUSE offers impressive family living set over three levels in a highly desirable development situated next to the Kip Marina and just short walk from the waterfront and beach. Quality internal finishes include: oak banister with feature wrought iron ornate detailing. This is a rarely available style of property within the development.

Driveway with space for one car leads to integral garage with internal courtesy door. A utility area in garage includes: washing machine, fridge and tumble dryer. Enclosed private rear garden is an ideal space for relaxing on summer days with lawn and paved patio. Specification includes: double glazing and gas central heating.

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: Entrance Vestibule with storage cupboard leads by glazed door to the Reception Hall with inbuilt cupboard. There is a downstairs Bathroom with three piece suite comprising: pedestal wash hand basin, wc and bath with chrome style shower. There are two Bedrooms on this floor both with French doors providing direct access to the garden.

Stairway with ornate banister leads to 1st floor landing. The rear facing Lounge / Dining Room is a bright, spacious "L" shaped apartment with two separate window formations each leading to a Juliet balcony. This is ideal space for relaxing and entertaining. The quality fitted Dining Kitchen benefits from soft cream high gloss units, granite effect work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven and fridge/freezer.

Staircase to Upper Landing with cupboard. Generous sized Master Bedroom leads by archway to Dressing Room/Home Office. There is an Ensuite Bathroom with three piece suite. Must view. EPC = C

Measurements

Entrance Vestibule

Hallway

Bedroom 1

3.33m x 3.10m (10'11" x 10'2")

Bedroom 2

3.28m x 2.31m (10'9" x 7'7")

Bathroom

First Floor Landing

Lounge/Dining Room (widest points)

5.51m x 6.45m (18'1" x 21'2")

Dining Kitchen

5.56m x 2.51m (18'3" x 8'3")

Upper Landing

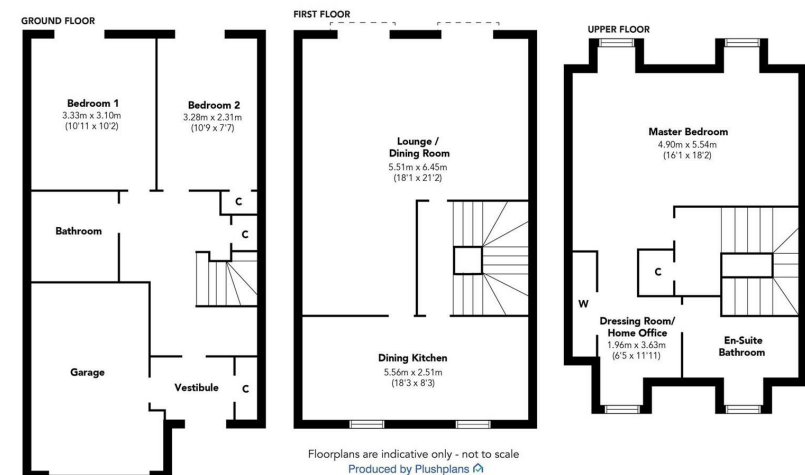
Master Bedroom

4.90m x 5.54m (16'1" x 18'2")

Home Office/Dressing Room

1.96m x 3.63m (6'5" x 11'11")

Ensuite Bathroom













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