





McEwan Fraser Legal

Solicitors & Estate Agents

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27 Harbourside

INVERKIP, INVERCLYDE, PA16 0BF







With stunning uninterrupted views over the marina on one side and the mouth of the Firth of Clyde at the other, Inverkip with it's excellent road and rail links, offers an idyllic, relaxed lifestyle just thirty miles from Glasgow. 27 Harbourside is located just minutes away from the popular restaurant 'The Chartroom' which is also located in Harbourside and offers everything from a coffee, to a light lunch to a full three course meal and all of this is presented with a smile from friendly staff. A sub Post Office is located within the pharmacy on Main Street, plus a retail and business block, named Kip Park, located to the north side of the village comprising a cafe, fast food outlet, supermarket and a private nursery.

Other attractions include the shopping mall in nearby Greenock and the Esplanade in Largs. Inverkip, has an excellent primary school with around three hundred pupils (including a pre-five nursery).

For the yachtsman, the delights of Kip Marina need no introduction. Considered Scotland's premier marina, Kip has all the romance of the sea. Its lovely location, on the southern shores of the Firth of Clyde, has views across the water to the Cowal Peninsula, with the rugged Argyll mountains providing a stunning backdrop.

Inverclyde

Part Exchange available. McEwan Fraser is delighted to give you the opportunity to acquire this loveley, mid-terraced, two bedroom townhouse in one of Inverclyde's most sought after addresses. The property holds an enviable position within this modern development, and benefits from tremendous views of the marina and the Firth of Clyde. This property was meticulously designed and constructed in 2009 to create a spacious, low maintenance, design-led property that oozes modern contemporary living. The property has been well designed to maximise the natural available light, creating a modern ambience and would be perfect for a wide variety of purchaser's looking for their ideal home, such as the younger market, but will also appeal to professionals who want to retain an easy to manage home within striking distance of the main commercial centres.

Internally, the ground floor level boasts a welcoming hallway which leads to two bedrooms, master bathroom and WC. Coming through the front door, the second bedroom is immediately to your right. Perfect for a home office, guests bedroom or nursery. The master bedroom is to the rear and enjoys en-suite shower room alongside an excellent amount of integrated storage. Double doors lead to the rear garden. The accommodation on this level is completed by a contemporary master bathroom.

Climbing the stairs you are immediately greeted by a stunning entertaining space. The dramatic reception room has floods of natural light and enjoys tremendous elevated views across the Marina. There is a also a balcony which would be the perfect place for a morning coffee. The reception room has ample space for large sofas, dining table and additional free-standing furniture. The reception leads directly through to a stylish kitchen. Comprised of an ample range of base and wall mounted units, there is ample prep and storage space for the most demanding of chefs. Gas hob, electric oven, extractor hood, fridge freezer, washing machine and dishwasher are all integrated and will remain with the property.

For extra warmth and comfort, the property boasts gas central heating and double-glazing throughout.

This is a superb home that occupies one of the most desirable plots within the development. The property is located on a quiet cul-de-sac, enjoys off-street parking, boasts private front garden and private rear garden with gate opening directly onto the marina. This property is a real must see.









27 Harbourside, Inverkip











Bedrooms and Bathrooms





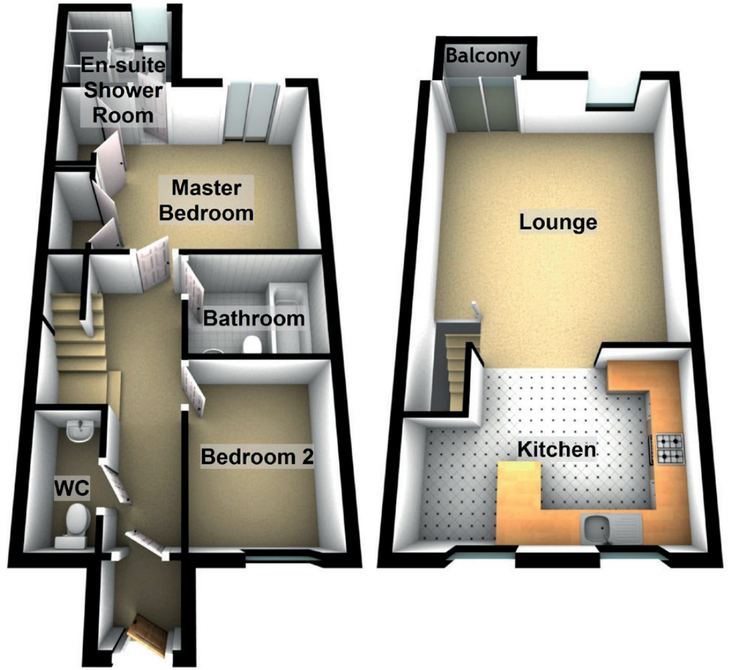








Specifications



Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 4.40m (14'5")
Kitchen	4.40m (14'5") x 3.00m (9'10")
Master Bedroom	3.80m (12'6") x 3.30m (10'10")
En-suite Shower Room	2.00m (6'7") x 1.70m (5'7")
Bedroom 2	2.80m (9'2") x 2.20m (7'3")
Bathroom	2.20m (7'3") x 1.70m (5'7")
WC	2.00m (6'7") x 1.00m (3'3")

Gross internal floor area (m) - 78m²

EPC Rating - C

Extras
(Included in the sale)

All light fixtures and fittings, carpets and floor coverings, curtains and blinds. All other items of furniture are available via a separate negotiation.

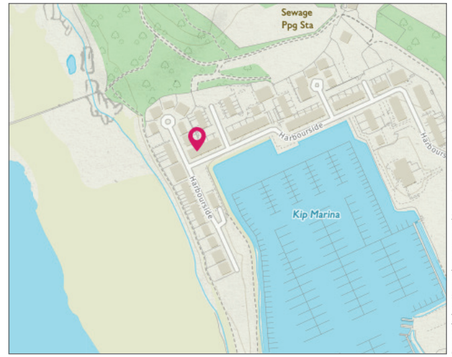


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Part Exchange Available

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