





McEwan Fraser Legal

Solicitors & Estate Agents

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2/3/ 22 STATION AVENUE

INVERKIP, INVERCLYDE, PA16 0BB

Inverkip is ideally placed for commuting to Glasgow and the surrounding towns and villages of South West Scotland. Glasgow city centre can be reached by car in a little over thirty minutes, and Edinburgh in well under two hours. A regular train service runs from just outside the front door to Glasgow every day, taking forty minutes. If you have foreign destinations in mind, Glasgow Airport is a half hour drive away.

The surrounding area of Inverclyde is situated along the coastal reaches of the River Clyde. A region of unique beauty, Invercylde's dramatic moorlands, hills and lochs form a part of Clyde Muirshiel Regional Park. Home to some of the rarest species of Scottish wildlife, it is also a centre for many all-year-round activities.

If you're feeling adventurous, you can try a whole host of outdoor pursuits throughout the area including sailing, canoeing and mountain biking. For a more relaxing time, you can just enjoy a leisurely stroll through the spectacular countryside and coastline which is just a stone's throw from Station Avenue. Or if it's the buzz of the city you prefer, vibrant Glasgow is only a short distance away.

Part Exchange available. McEwan Fraser are delighted to present this absolutely immaculate two double bedroom top floor apartment to the market. Located close to Inverkip station, the property enjoys offers extremely generous proportions for a modern property and represents a real twist on contemporary styling. The current owners have substantially upgraded the property with a hard wired AV systems and a custom lighting suite which is sure to appeal to an incoming purchaser. The property further benefits from communal gardens, loft space, secure entry system, private parking, double glazing and gas central heating. Apartments finished to this standard are rare and this would make a superb acquisition for a purchaser looking for 'true walk-in condition'.

The development on Station Avenue consists of three distinct blocks, each with its own style and character. This property is located in the first block as you enter the development. You enter the building through a secure entry door which leads to well presented communal areas. Heading to the top floor landing, you enter the property through a vestibule which provides storage for coats and shoes before entering the hallway proper. The hallway provides access to the loft and all principal rooms while an integrated storage cupboard contains the AV suite and has been usefully converted to a mini-bar. The reception room is on you right and enjoys a Juliet balcony which floods the room with natural light. There is ample floor space for a pair of large sofas and additional free standing furniture. The hallway also leads you to a superb contemporary breakfasting kitchen. An ample range of base and wall mounted units provide great prep and storage space for the aspiring chef while there is room to one side for a table and chairs. Integrated appliances include induction hob, electric oven, fridge, freezer, washer/dryer and extractor hood.

The master suite is immediately adjacent to the kitchen and is comprised of a generous double bedroom with built-in wardrobes and an en-suite shower room. The en-suite is partially tiled and comprises shower, toilet and wash-hand basin. There is also a further full double bedroom which can happily accommodate a range of free standing furniture alongside a large style built-in wardrobe. Internal accommodation is completed by the master bathroom. This cavernous bathroom is fully tiled and comes complete with a white three piece suite, vanity unit and shower over bath.

This flat must be viewed to be fully appreciated.

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STYLISH MODERN TWO BED TWO BATH APARTMENT IN WALK-IN CONDITION WITH LOFT SPACE AND PRIVATE PARKING





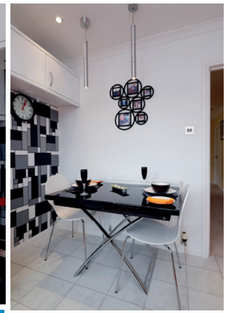










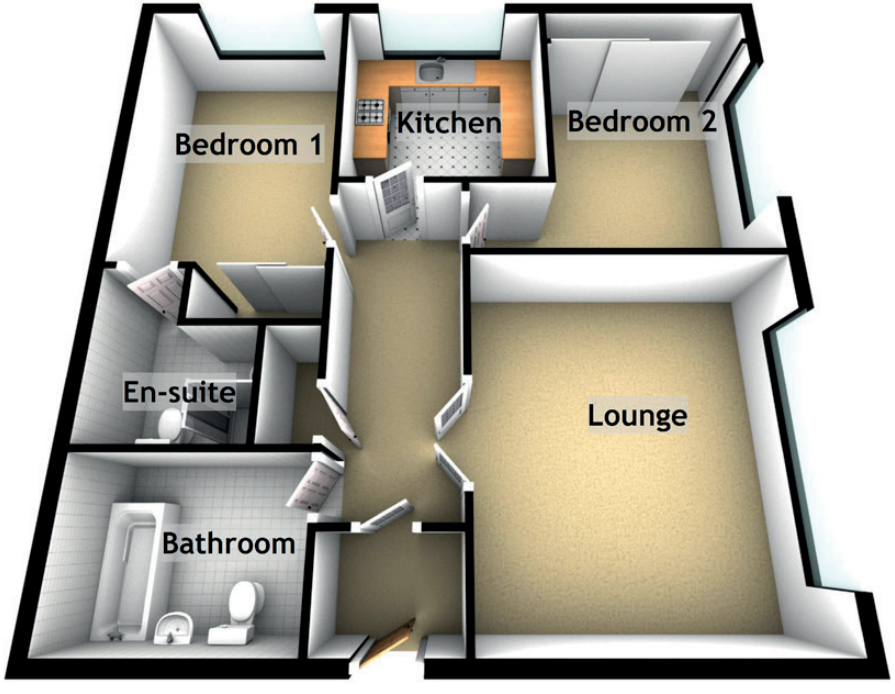




BEDROOMS, BATHROOM, EN-SUITE, KITCHEN







PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.20m (13'9")
Kitchen	2.90m (9'6") x 2.90m (9'6")
Bedroom 1	4.20m (13'9") x 2.90m (9'6")
Bedroom 2	4.00m (13'1") x 3.00m (9'10")
Bathroom	2.90m (9'6") x 2.20m (7'3")
En-suite	2.30m (7'7") x 2.10m (6'11")

Gross internal floor area (m^2) - $80m^2$

EPC Rating - C

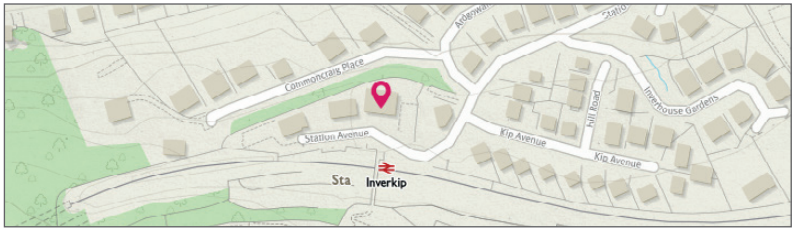


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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES



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