



McEwan Fraser Legal

Solicitors & Estate Agents

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1/2 26 Station Avenue

INVERKIP, INVERCLYDE, PA16 0BB

1/2 26 STATION AVENUE

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. The train station is close by and a service runs 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.

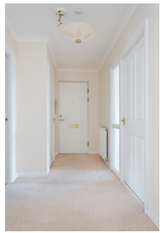
Part Exchange available! McEwan Fraser Legal is delighted present this genuinely spacious two double bedroom flat. The flat is located in close proximity to Inverkip Station and benefits from a balcony which enjoys panoramic views over Kip Marina and Inverkip Bay beyond. The property, which enjoys loft space for additional storage, has recently enjoyed a refresh and is presented to the market in good order throughout. You enter the property through a welcoming hallway which has two integrated storage areas. The lounge is to your left and faces the rear of the building overlooking the marina. This is spacious and very bright room that provides direct access to the balcony. The kitchen faces the lounge across the hall. It has a full range of base and wall mounted units in addition to breakfast bar and there is ample prep and storage space for the most demanding of chefs. The kitchen also includes double oven, gas hob, extractor hood a free-standing washing machine, fridge and freezer.

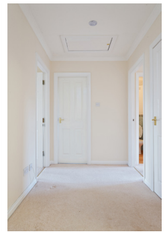
There are two generous double bedrooms which both benefit from custom-built fitted wardrobes, while the master also enjoys an en-suite shower room. Internal accommodation is completed by the bathroom which comes complete with three-piece suite.

Finally, the property has gas central heating and double-glazing throughout for extra warmth and comfort. Externally, the property sits in well-maintained communal grounds and benefits from a dedicated parking space.



























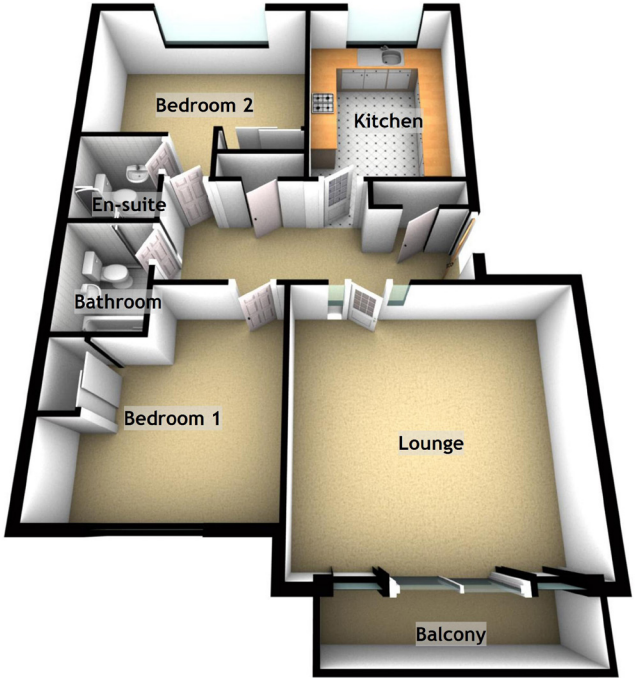
Balcony View, Inverkip Marina







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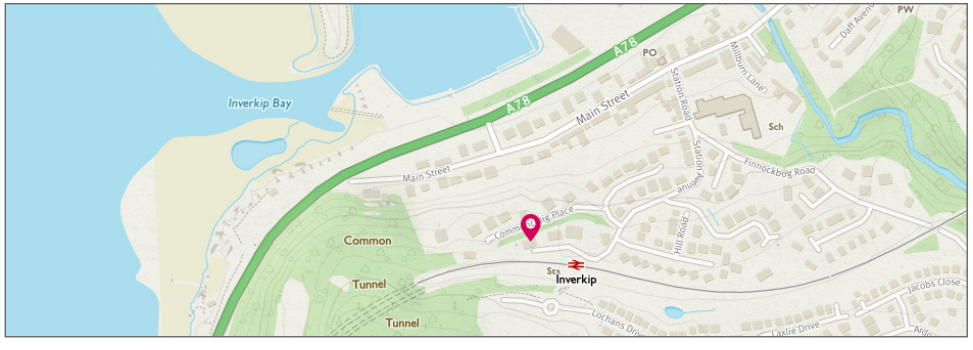


Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.60m (15'1")
Kitchen	3.70m (12'2") x 2.80m (9'2")
Bedroom 1	3.80m (12'6") x 3.80m (12'6")
Bedroom 2	4.10m (13'5") x 3.27m (10'9")
En-suite	1.70m (5'7") x 1.60m (5'3")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m^2) - $82m^2$

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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