



**FLAT 5, 2 HARBOUR SQUARE, INVERKIP,
PA16 0EG**





Description

This stunning, generous sized and fully furnished luxury two bedroom SECOND FLOOR FLAT benefits from both lift & stair access. Set within the desirable waterfront development at the Kip Marina features direct views across the marina and beyond. Excellent transport routes to all main centres. Gas Central Heating, Double Glazing, Security Entry. Private parking space. Superior internal finishes including to the doors, kitchen units and bathroom fittings.

Impressive apartments comprise: Reception Hall with storage, spacious airy Lounge / Dining Room with four light box bay window formation on open plan to a luxury Breakfasting Kitchen. The kitchen features quality ample style units, black marble effect work surfaces and splashback tiling, plus a range of integrated appliances. There are two generous sized double Bedrooms both with fitted wardrobes including the Master Bedroom with quality Ensuite Shower Room and luxury Bathroom with three piece suite.

Subject to financial criteria checks. No smokers. Viewing essential. EPC = B, C/
TAX: F. LLR: 220834/280/05351. LARN: 1901039

Measurements

Reception 1	19'1 x 16'5 (5.82m x 5.00m)
Reception 2	7'11 x 7'5 (2.41m x 2.26m)
Kitchen	13'6 x 10' (4.11m x 3.05m)
Bedroom 1	16'4 x 13'5 BED & EN SUITE
Bedroom 2	12'3 x 10' (3.73m x 3.05m)









**The
next
step....**



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Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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