

5 CROMARTY GROVE

GREENOCK, PA16 0FL


McEwan Fraser Legal
Solicitors & Estate Agents

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McEwan Fraser Legal is delighted to bring to the market this fabulous three bedroom family home, in the highly sought after Kip Village. This property has the enviable position of being on the shore-front with its own private access point to the beach. This home will be an outstanding acquisition for a family who love the beautiful outdoors, the sea and outstanding views of the Firth of Clyde. Beach front properties such as this rarely come on the market and always change hands quickly.

If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination! This house has been well designed to maximise privacy and the natural available light creates a modern ambience. It has been decorated throughout with a classic yet contemporary theme and evokes a feeling of homeliness.

In more detail the accommodation comprises: through the luxurious entrance into the hallway with storage cupboards, partly tiled cloakroom and WC, you immediately feel the warmth and honesty of this home. The current owners converted the garage into a studio, which is accessed from the main hallway. This could be used for the same or even as a home office, however, it could also be re-instated to a garage quite easily.



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Access is given to the kitchen/diner through oak doors and the glass and oak theme continues with the luxurious flooring and bannister leading to upper apartments. The kitchen/diner is a perfect entertaining space where family and guests can spill out onto the garden. It is modern and chic, fitted with a range of floor and wall mounted units, integrated dishwasher, gas hob, double oven and great workspace, making it a chef's delight!





First Floor
BEDROOM



Moving up to the first floor, the first bedroom exudes luxury, with integrated wardrobes and plenty of additional space for free standing furniture - you will never feel cramped in this wonderful home. The fully tiled bathroom with a separate shower and sink unit with storage makes it both a functional and alluring space to unwind - and can also be found on this level.

The LOUNGE

The large lounge completes this level, with the two windows to the front as its focal point. The views from here are some of the finest in the country, there are many things that can leave someone breathless - this is one of them! There is more than enough room to accommodate various furniture configurations and the living space itself is the perfect place to host guests, who will all be envious of this simply outstanding vista.



On the top level, there is the master bedroom which has been beautifully decorated. All bedrooms have fantastic storage but the jewel in the crown in the master has to be the views again, which are truly outstanding. There is a further double room on the top level looking onto the other aspect, again with a plethora of space completing the copious accommodation. Finally - there is also a really convenient bathroom on the top floor.

Master BEDROOM



Top Floor
BEDROOM 2



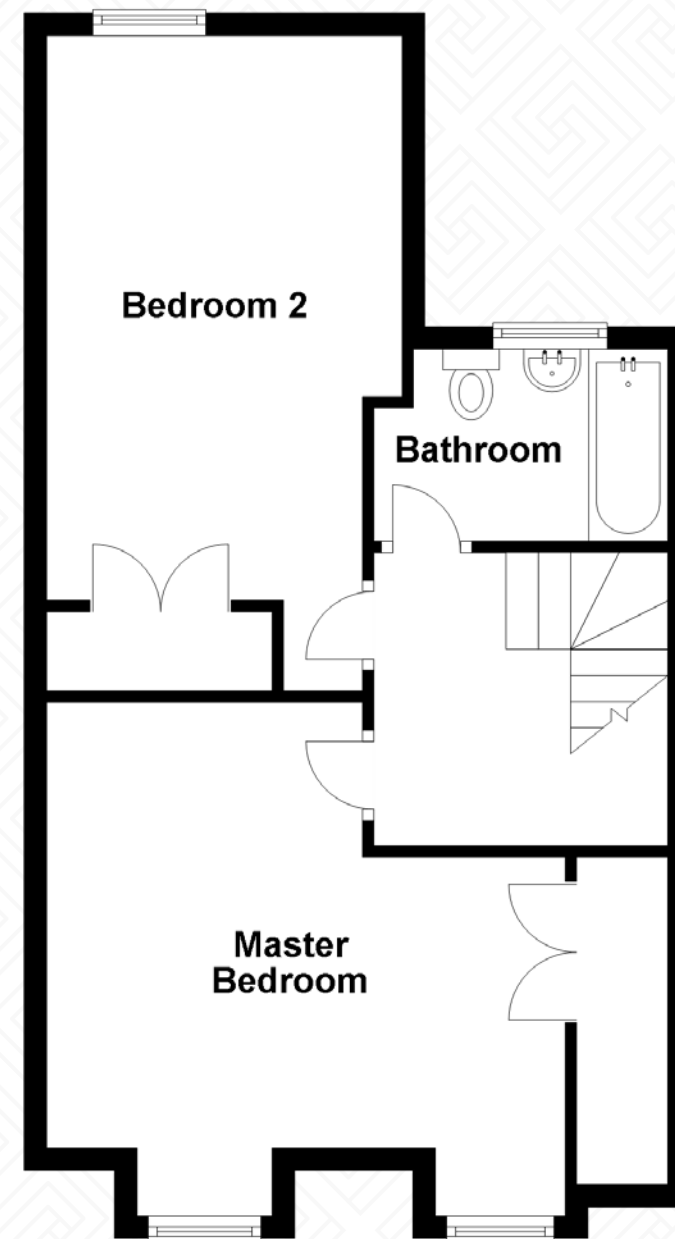
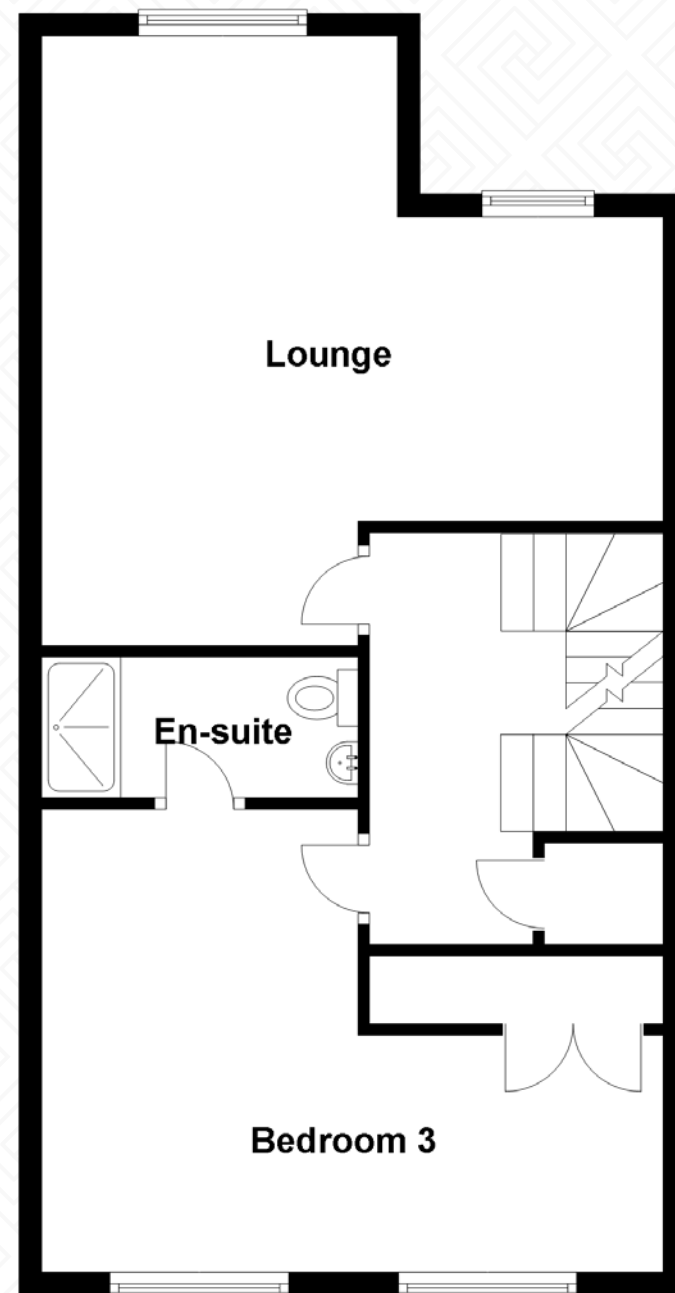
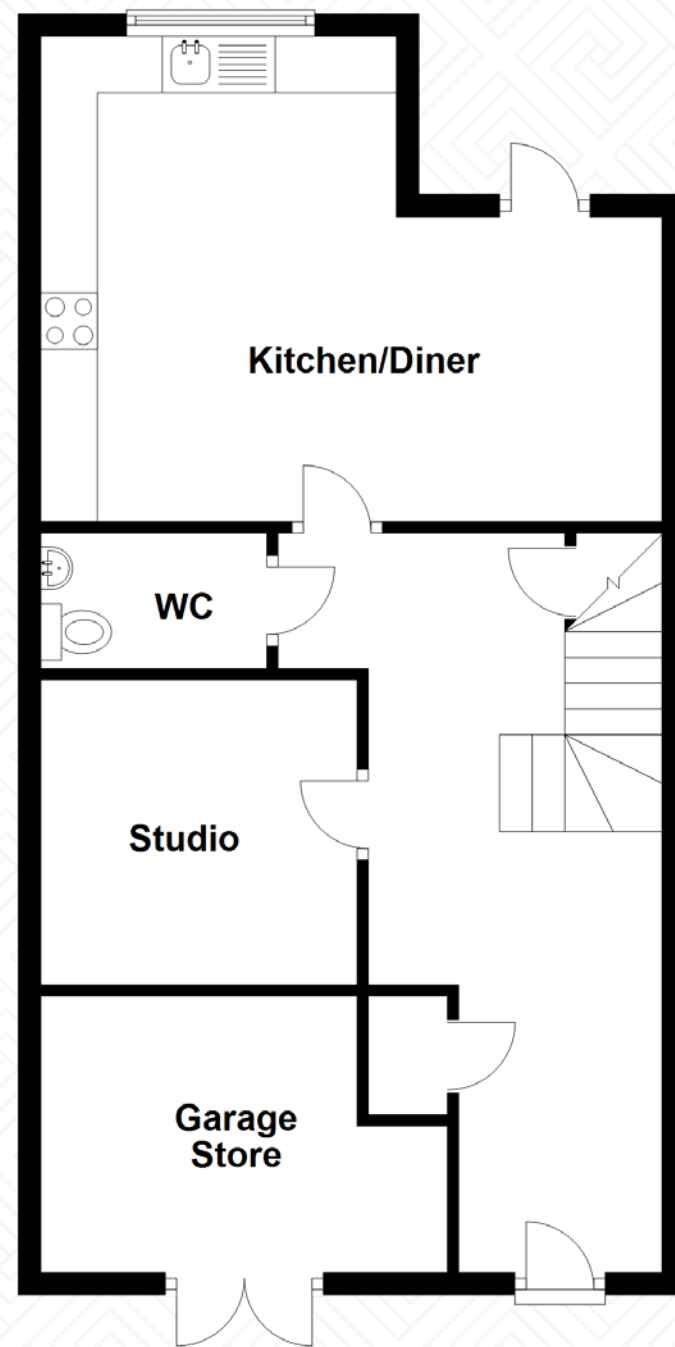


Externally, to the rear of the property, the garden is private and fully enclosed with a patio, perfect for outdoor living. A short stroll to the shoreline is accessed through the private gate in the back garden. To the front is a mono blocked driveway with parking for several cars.

This luxurious family home is one of the finest in Inverclyde, and is now waiting for you to enjoy and love!



Floor PLANS



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Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Kitchen/Diner	5.50m (18'1") x 4.30m (14'1")
WC	2.00m (6'7") x 1.20m (3'11")
Studio	2.80m (9'2") x 2.70m (8'10")
Garage Store	3.60m (11'10") x 2.45m (8')

First Floor	
Bedroom 3	5.50m (18'1") x 3.90m (12'10")
En-suite	2.80m (9'2") x 1.25m (4'1")
Lounge	5.50m (18'1") x 5.40m (17'9")

Second Floor	
Master Bedroom	4.60m (15'1") x 4.55m (14'11")
Bedroom 2	5.80m (19'1") x 3.15m (10'4")
Bathroom	2.60m (8'6") x 1.70m (5'7")

Gross internal floor area (m²): 148m²

EPC Rating: C

The LOCATION

Kip Village', with its excellent road and rail links, offers an idyllic, relaxed lifestyle just 30 miles from Glasgow.

The local village, Inverkip, has an excellent primary school, while nearby towns of Greenock and Gourock offer local shopping, leisure amenities and hospitals.

For the yachtsman, the delights of Kip Marina need no introduction. Considered Scotland's premier marina, Kip has all the romance of the sea. It's 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.

As far as luxury waterfront living goes, there is no greater statement of contemporary urban chic than Harbourside at Kip Marina.





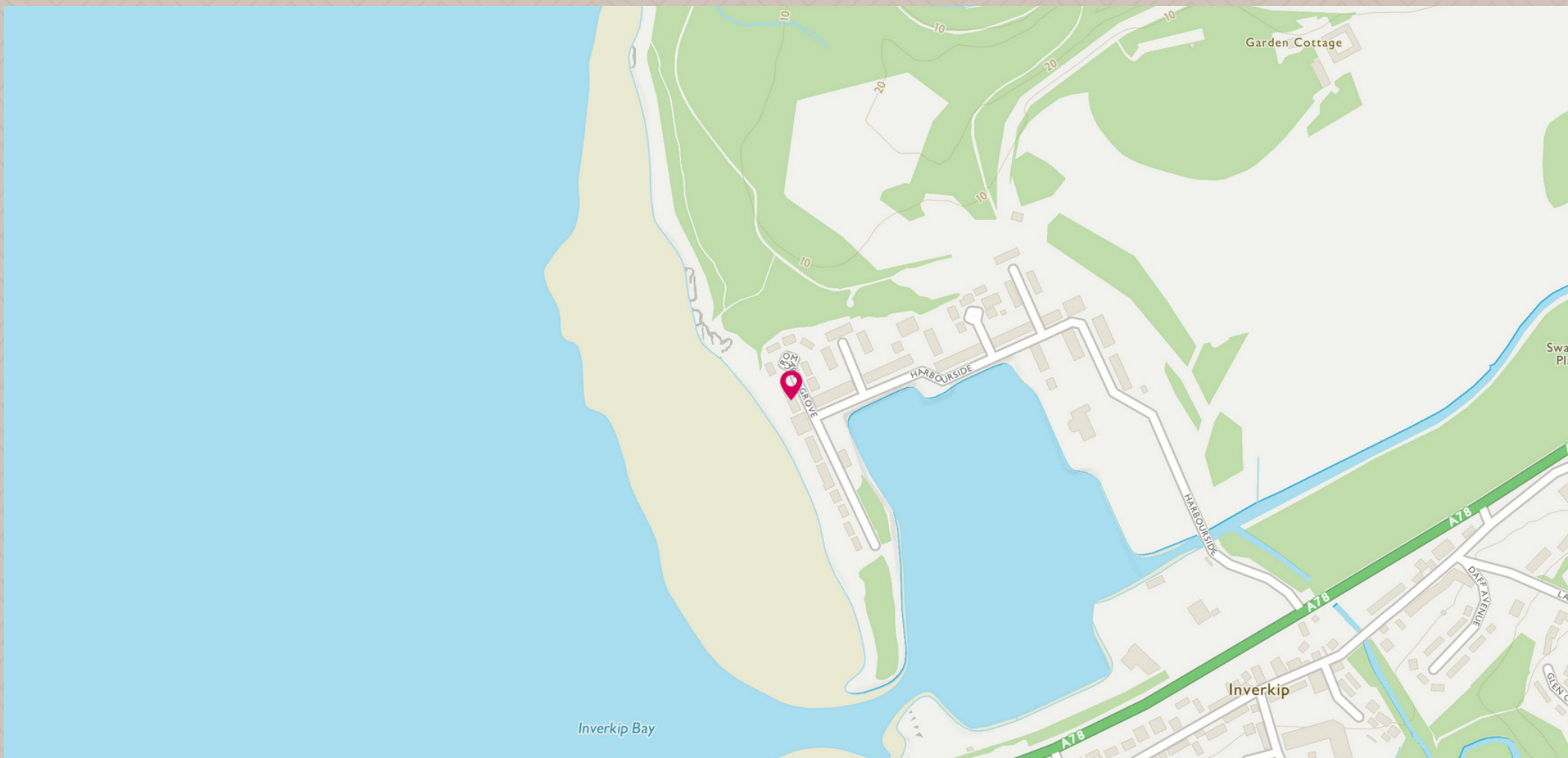


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