



18, BALMORAL PLACE, GOUROCK, PA19
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ESTATE AGENTS



Description

Commanding excellent panoramic views over the River Clyde this bright two bedroom TOP FLOOR FLAT lies within a desirable waterfront development. The impressive views span from Hunters Quay to the Holy Loch continuing to Loch Long and Kilcreggan with the Argyllshire hills beyond. The westerly aspect is ideal for enjoying the summer sunsets over Argyll. There is a garage included with the sale.

Set within well maintained communally maintained lawned grounds. Specification includes: double glazing, gas central heating and security door entry system. Partially floored loft is accessed by hatch from the hall. There is a welcoming reception area leading to the flat's entrance door.

Apartments comprise: Entrance Hallway by timber door with inbuilt storage cupboard, 2nd plumbed cupboard with washing machine/boiler and front facing window. There is a bright spacious dual aspect Lounge / Dining Room with front and rear windows which offers an excellent space for relaxing and entertaining. The front facing Kitchen has range of white fitted units, oak effect work surfaces and splashback tiling. Appliances include: electric ceramic hob, electric oven, integrated dishwasher and fridge.

There are two double sized Bedrooms which both enjoy river views and benefit from wardrobe storage. The Wet Room features a suite comprising: semi pedestal wash hand basin, wc and chrome style shower. Specification also includes: wet floor, wet wall panelling and partial wall tiling.

This spacious waterfront home must be viewed. EPC = C.

Measurements

Hallway

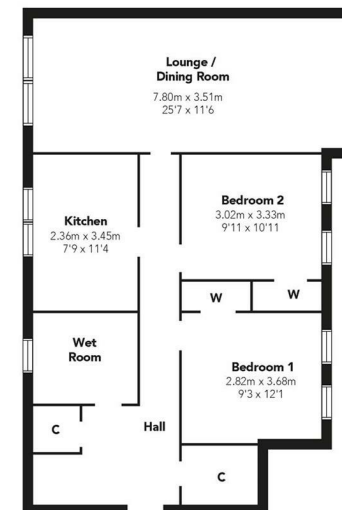
Lounge / Dining Room
7.80m x 3.51m (25'7 x 11'6)

Kitchen
2.36m x 3.45m (7'9 x 11'4)

Bedroom 1
2.82m x 3.68m (9'3 x 12'1)

Bedroom 2
3.02m x 3.33m (9'11 x 10'11)

Wet Room



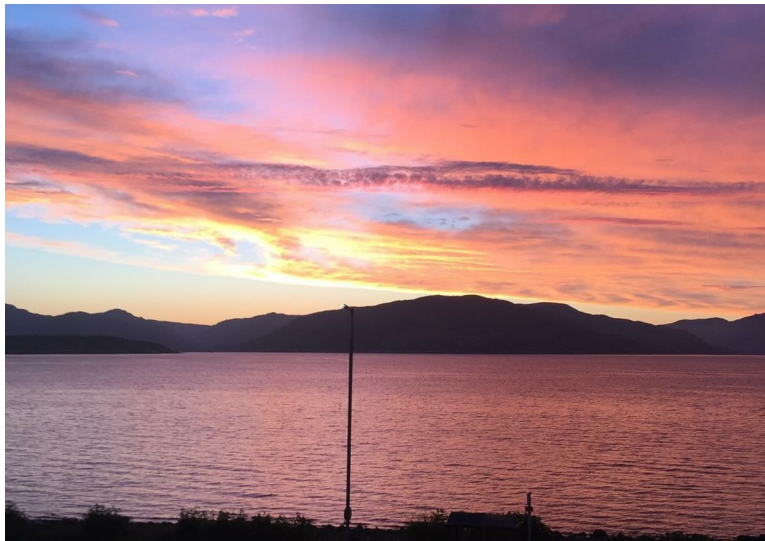
Floorplans are indicative only - not to scale
Produced by Plushplans 











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