



2.2, 2, GOUROCK ROPEWORKS, BAY STREET, PORT GLASGOW, PA14 5EN



 **neillclerk**
ESTATE AGENTS



Description

Closing date Tuesday 9th April 2024 at 11am

This very spacious, immaculately presented character filled two bedroom SECOND FLOOR LOFT STYLE APARTMENT is set within the distinctive "Gourock Ropeworks" building which is "A" listed offering flexible, stylish living. There are 2 allocated parking spaces. Many original features have been retained including: exposed brick walls, pillars and beams which add to the unique character of this home. The building was constructed circa 1860 & around 15 years ago was converted to form loft style apartments. The west facing windows overlook Port Glasgow towards Coronation Park.

Features include: gas ch, double glazing & laminate flooring. Lift or stair access is available. Building is protected by a security entry system. Close to local amenities & transport facilities including Port Glasgow railway station with frequent rail service to Glasgow & the A8 allowing for easy access to the M8 which is ideal for commuters.

Outstanding accommodation comprises: spacious, welcoming Reception Hall with inbuilt cupboard and plumbed Utility Store. The incredibly spacious Lounge / Dining Room /Kitchen is a perfect space for daily living, relaxing and entertaining. The owner has created separate zones all offering their unique character and charm within this airy apartment with three east facing feature window formations.

There is a luxury refitted Kitchen with grey toned units, solid beech work surfaces, splashback tiling, island unit and "Belfast" style sink. Quality "Smeg" appliances include: chimney extractor hood, range cooker, fridge/freezer and integrated dishwasher.

There are two west facing double sized Bedrooms . The 1st bedroom features a walk in wardrobe which could be converted into an ensuite. The quality refitted Bathroom offers a three piece suite including: vanity wash hand basin, wc and bath with mixer shower. Quality floor/partial wall tiling.

Furniture is open to separate negotiation. Must be v

Measurements

Hallway

Utility Store

2.97m x 1.68m (9'9 x 5'6)

Lounge/Dining Room/Kitchen

8.94m x 8.92m (29'4 x 29'3)

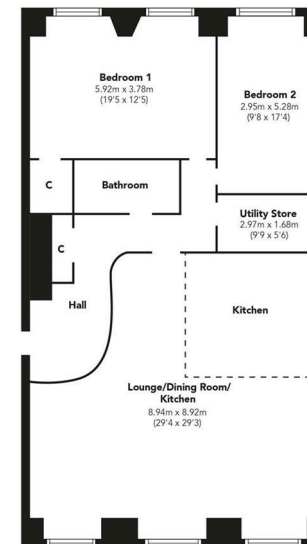
Bedroom 1

5.92m x 3.78m (19'5 x 12'5)

Bedroom 2

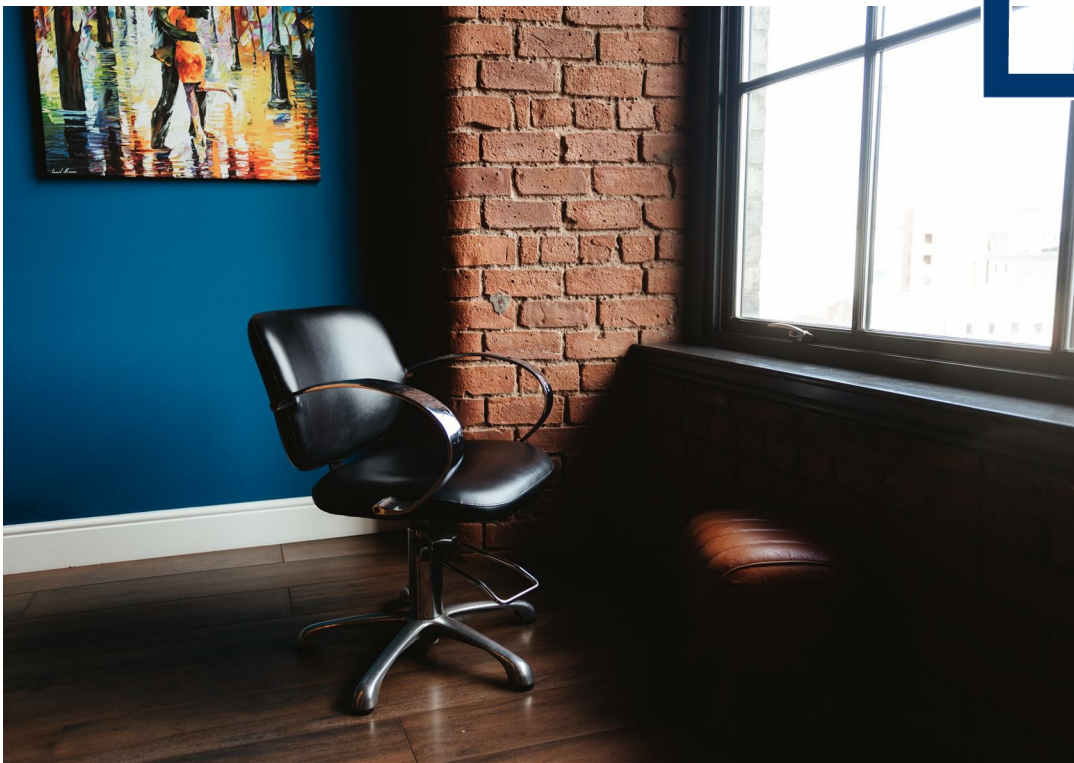
2.95m x 5.28m (9'8 x 17'4)

Bathroom



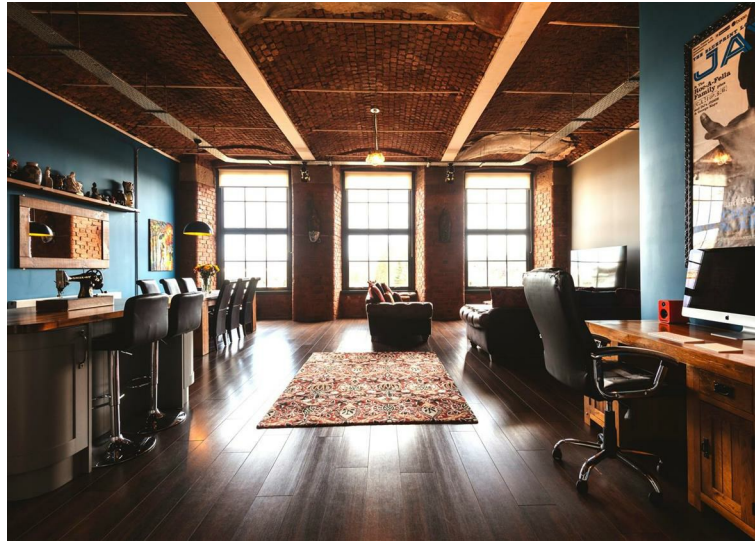
Floorplans are indicative only - not to scale
Produced by Plushplans 











The next step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



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.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.