



**1.1, 13, JAMES WATT
WAY, GREENOCK, PA15 2AD**



The logo for neillclerk Estate Agents features a stylized house icon to the left of the company name. The name 'neillclerk' is in a blue, lowercase sans-serif font, with 'neill' and 'clerk' separated by a vertical line. Below the name, the words 'ESTATE AGENTS' are written in a smaller, uppercase sans-serif font.



Description

This stunning, immaculately presented two bedroom FIRST FLOOR FLAT offers contemporary stylish living within a highly desirable waterfront development. Access to the flat is available by lift or stair access. There are rear views towards the James Watt Dock.

There is allocated parking and additional communal visitor spaces are available. Specification includes: double glazing, gas central heating and security door entry system. Lies close to Cartsdyke railway station with a frequent service to Glasgow and the development allows direct access to the A8 ideal for commuters to Glasgow and further afield.

Beautifully presented apartments comprise: welcoming "L" shaped Entrance Hallway with two inbuilt cupboards. There is an airy spacious Lounge/Dining Room ideal for relaxing and entertaining on open plan with the kitchen. A glazed door lead to a rear facing Juliette balcony rails with view to James Watt Dock.

The quality Kitchen offers a range of maple style units, marble effect work surface areas and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, integrated fridge, freezer and washing machine.

There is a bright side facing double sized Master Bedroom with beech style fitted wardrobes. The quality Ensuite Shower Room benefits from a front facing arched window, plus three piece suite comprising: semi pedestal wash hand basin, wc and double sized shower cubicle with chrome style shower. Additional features include: partial wet wall panelling, feature mirror and heated towel rail. There is a 2nd double sized Bedroom with further fitted beech style wardrobe.

The quality Bathroom with arched front window offers a three piece suite comprising: semi pedestal wash hand basin, wc and bath with chrome style shower. Further benefits include: partial wet wall panelling and heated towel rail.

Immediate viewing is recommended for this highly impressive home. EPC = B.

Measurements

Hallway

Lounge/Dining Room
3.89m x 6.02m (12'9 x 19'9)

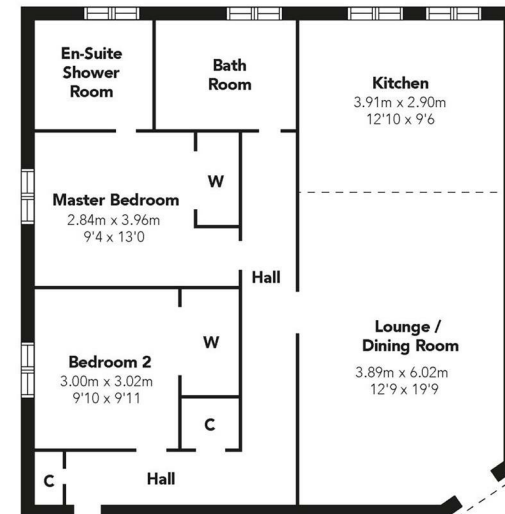
Kitchen
3.91m x 2.90m (12'10 x 9'6)

Master Bedroom
2.84m x 3.96m (9'4 x 13'0)

Ensuite Shower Room

Bedroom 2
3.00m x 3.02m (9'10 x 9'11)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans 











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