



Set within an impressive waterfront development enjoying views over James Watt dock to the River Clyde this GROUND FLOOR FLAT has neutral decor with complementing flooring. Hallway, open plan lounge, kitchen, dining area, 2 bedrooms bedrooms (1 ensuite) & bathroom

**7 JAMES WATT WAY, GREENOCK, PA15 2AD**

**OIRO: £120,000**

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Set within an impressive waterfront development enjoying views over James Watt dock to the River Clyde this impressive GROUND FLOOR APARTMENT has neutral decor with complementing flooring throughout. The property features lift access although not needed for access to this apartment, security entry system, off street shared residents parking. This property also benefits from allocated parking. There are local shops conveniently located in relation to the house, from which the town is readily accessible, as are well-rated primary and secondary schools.

Welcoming hallway giving access to all accommodation. Wooden flooring leading to the living area of the property. Storage cupboard. Impressive open plan lounge, dining area and kitchen. With outstanding views over the James Watt Dock towards the Clyde. The lounge area features an arched window with two further windows at the kitchen area. Modern fitted kitchen hosting a variety of wall and floor units providing ample work and storage space. Tiles under wall units with lights, complementing work and floor surfaces. Integrated appliances include fridge/freezer, dishwasher, washing machine, gas hob and electric oven.

The property benefits from two good sized bedrooms with fitted storage. The master bedroom also includes an ensuite. Hosting w.c, corner shower and wash hand basin, wall mounted heated towel rail. The property has gas central heating and double glazing throughout. Internal viewing is highly recommended.

There are good local bus routes and arterial road links within the immediate Inverclyde area. These connect via Port Glasgow to the A8 and M8 motorways serving Paisley, Glasgow Airport and Glasgow City Centre. The property is within a short walking distance from Cartsideyke Railway Station. Recreational amenities in the area include several quality golf courses and leisure facilities.

#### ACCOMMODATION

Lounge/dining/kitchen – 6.51m x 7.38m

Bedroom one – 4.83m x 2.77m

Ensuite – 2.75m x 1.70m

Bedroom two – 3.69m x 3.61m

Bathroom - 1.67m(5'6") x 2.43m(8'0")approx.

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The agent has Not tested any apparatus, equipment, fixture Or services And cannot verify that they are In working order Or fit For their purpose, neither has the agent checked the legal documents To verify the tenure Of the Property. The prospective purchasers are advised To obtain verification from their Solicitor Or Surveyor. The above particulars whilst carefully prepared are Not warranted And Do Not form part Of any contract Of sale. Interested parties should have their own solicitor note their interest With the selling agents In order that they may be informed If a closing Date Is Set For the receipt Of offers. The sellers Do Not bind themselves To accept the highest Or any offer.

#### SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Carol Knox On 01475 558421 Or Harry Gray On 01475 558420.