



100 MANOR CRESCENT, GOUROCK,  
PA19 1UP





## Description

This is a rare opportunity to purchase an immaculately presented two bedroom MAIN DOOR FLAT which has undergone extensive upgrading in recent years and lies within a highly sought after waterfront location. There are enviable views towards Cardwell Bay and the River Clyde. The property lies close to local shops, amenities and transport facilities including Fort Matilda railway station with frequent service to Glasgow. This home would suit a variety of buyers including downsizers.

Specification includes: double glazing and gas central heating. There is a private front garden with lawned plot and well stocked borders with a selection of shrubs. A passageway is shared with the neighbouring ground floor flat with doorway giving direct access to the rear grounds. There is a south facing communal rear lawned drying green. A section of the communal outbuilding offers shared storage, plus further private cellar located beneath the rear staircase.

Highly impressive apartments comprise: Entrance Vestibule is reached by a UPVC double glazed door. This leads by a further double glazed UPVC door with side panels to the Hallway has three inbuilt storage cupboards (two benefit from light and power installed). There is a front facing Lounge with two light window overlooking the garden towards Cardwell Bay. This apartment features an ornate ceiling rose, corncicing, plus a marble fireplace with inset electric fire.

The luxury refitted Dining Kitchen is a bright room with rear window formation. There is a range of quality white high gloss units, high gloss marble effect work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, electric ceramic hob, oven washing machine, integrated fridge and freezer. There is ample space for table and chairs within this apartment.

There are two double sized Bedrooms. The luxury refitted Shower Room with side window features a three piece suite comprising: vanity wash hand basin set within cream high gloss unit, wc and bath with chrome style shower. Additional benefits include: wet wall panelling and downlighters. Items of furniture may be open to separate negotiation.

Inspection is highly recommended for this immaculate home in this seldom available much admired waterfront location. EPC = D.

## Measurements

Entrance Vestibule

Hallway

Lounge

13'9 x 14'6 (4.19m x 4.42m)

Dining Kitchen

11'1 x 12'0 (3.38m x 3.66m)

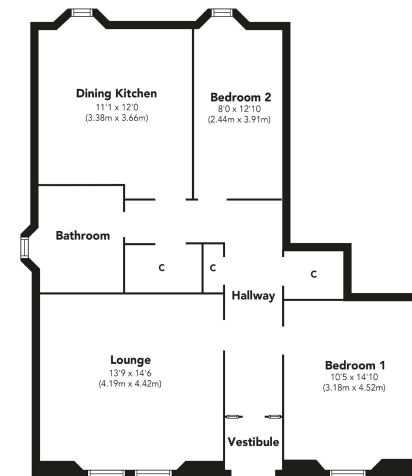
Bedroom 1

10'5 x 14'10 (3.18m x 4.52m)

Bedroom 2

8'0 x 12'10 (2.44m x 3.91m)

Bathroom

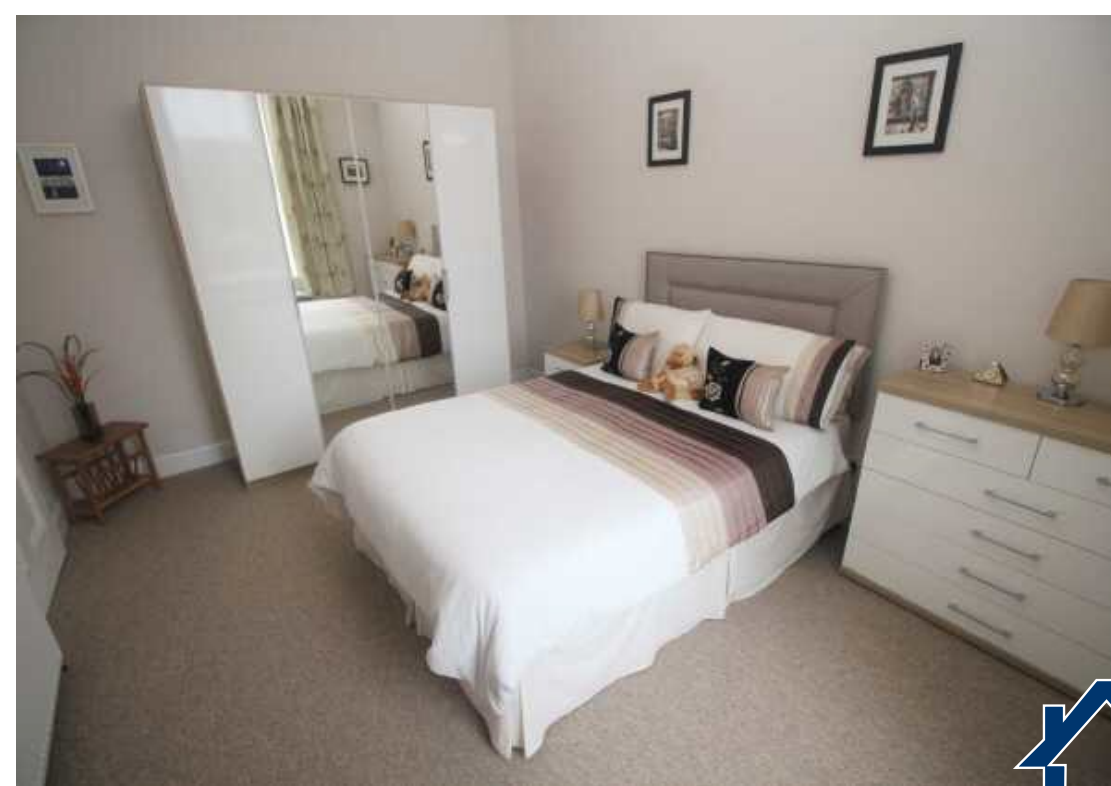


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