



**3H, CRAGBURN GATE, ALBERT ROAD, GOUROCK, PA19 1NZ**









## Description

This bright two bedroom TOP FLOOR FLAT lies in the much admired Cragburn Gate waterfront development commanding superb panoramic views over the Promenade towards the River Clyde. Lift or stair access is available. Allocated parking space is located within gated resident's parking area to rear of property.

Enviably River Clyde views stretch from the Holy Loch to Kilcreggan and can also be enjoyed from the balcony which is ideally placed to view the summer sunsets over the Argyll hills to the west. Conveniently positioned for local amenities and transport facilities plus the town centre with railway station is just a short walk away. Specification includes: double glazing and gas central heating. The building is protected by a videophone entry system.

Accommodation comprises: Entrance Vestibule by timber door with inbuilt cupboard. The Reception Hallway is reached by further timber door and has two inbuilt cupboards. There is an airy front facing Lounge with door/window formation allowing direct access to the balcony. The Dining Kitchen features two rear facing windows, plus a range of white fitted units with glazed display case, granite effect work surfaces and splashback tiling. Appliances include: canopy extractor hood, gas hob, electric oven, integrated washing machine, dishwasher and microwave.

The Master Bedroom has a rear window, plus porthole side window formation and features bank of fitted maple style wardrobes. There is an Ensuite Shower Room with three piece suite offering: pedestal wash hand basin, wc and shower cubicle with electric shower plus partial wall tiling and tiled floor. The 2nd Bedroom benefits from fitted mirrored wardrobes. There is a Bathroom with vanity wash hand basin set within white unit, wc and bath with mixer shower. Additional features: partial wall tiling and tiled floor.

This waterfront home must be viewed. EPC = C

## Measurements

Entrance Vestibule

Hallway

Lounge  
4.98m x 3.96m (16'4 x 13'0)

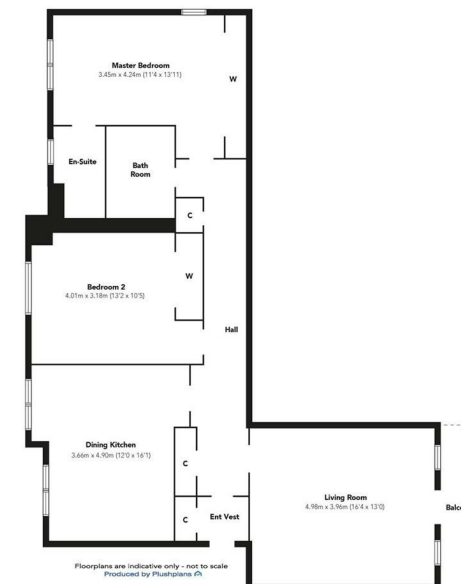
Dining Kitchen  
3.66m x 4.90m (12'0 x 16'1)

Master Bedroom  
3.45m x 4.24m (11'4 x 13'11)

Ensuite Shower Room

Bedroom 2  
4.01m x 3.18m (13'2 x 10'5)

Bathroom





















The next step..



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