



**THE GANTOCKS, FLAT 1/2, 110, CLOCH
ROAD, GOUROCK, PA19 1FJ**



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ESTATE AGENTS



Description

CLOSING DATE TUESDAY 23RD APRIL AT 11AM Offering contemporary stylish living this beautifully presented two bedroom luxury FIRST FLOOR FLAT lies in the highly desirable "Gantocks" waterfront development by "Merchant Homes". The front facing balcony offers an excellent space to enjoy the stunning views and evening sunsets over the Firth of Clyde with the Argyllshire hills beyond. Lift or stair access is available. There is an allocated parking space.

The high standard of finish is reflected in the quality fittings and finishes. Specification includes: double glazing, gas central heating and videophone entry.

Excellent apartments comprise: welcoming "L" shaped Reception Hallway by timber door with two storage cupboards and plumbed fitted Utility Store with washing machine and tumble dryer. There is a stunning front-facing Lounge with feature floor length window/sliding patio door formation giving access to the balcony. This room is on open plan with the kitchen and dining area offering a bright living space perfect for relaxing with family/friends and also for maximising the superb views.

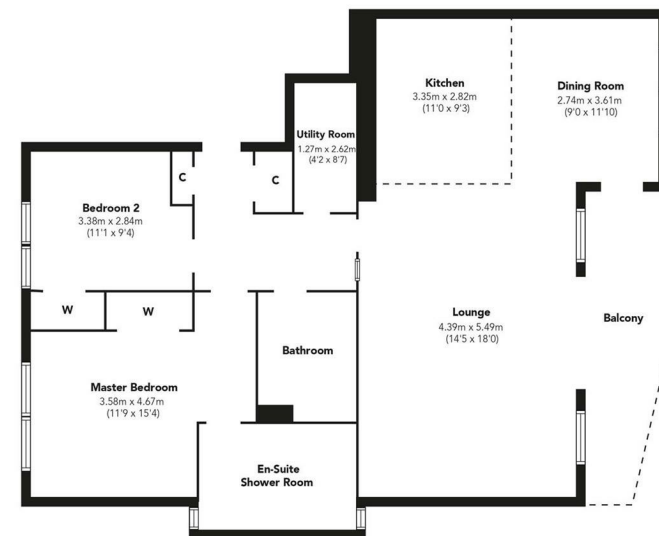
The stunning luxury Kitchen features range of high gloss ivory units, grey toned silestone work surfaces and splashback. Specification includes: "Siemens" integrated appliances including: stainless steel chimney extractor hood, induction hob, electric oven, integrated microwave, fridge/freezer & dishwasher. The Dining Area features a front window and additional door giving access to the balcony.

There are two double sized Bedrooms both with quality fitted wardrobes and views to woodland. The Master Bedroom benefits from a luxury Ensuite Shower Room with "his & hers" vanity wash hand basins, wc and shower cubicle plus quality wall/floor tiling and heated towel rail. There is a luxury tiled Bathroom with vanity wash hand basin, wc and bath. Additional benefits include: heated towel rail, partial wall tiling and tiled floor.

EPC = B.

Measurements

Hallway
Utility Store
1.27m x 2.62m (4'2 x 8'7)
Lounge
4.39m x 5.49m (14'5 x 18'0)
Dining Area
2.74m x 3.61m (9'0 x 11'10)
Kitchen
3.35m x 2.82m (11'0 x 9'3)
Master Bedroom
3.58m x 4.67m (11'9 x 15'4)
Ensuite Shower Room
Bedroom 2
3.38m x 2.84m (11'1 x 9'4)
Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans 











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