



**FLAT 1/4, 11, JAMES WATT  
WAY, GREENOCK, PA15 2AD**



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ESTATE AGENTS



## Description

This 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 a spacious Lounge with glazed door lead to a rear facing Juliette balcony rails with view to James Watt Dock. The lounge is on semi open plan with the generous sized Dining Kitchen which is an ideal space for relaxing / entertaining .

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

There is a bright sized Master Bedroom featuring windows to the front and side plus fitted wardrobes. The quality Ensuite Shower Room benefits from a front facing window, plus three piece suite comprising: semi pedestal wash hand basin, wc and double sized shower cubicle with "Triton" shower. Additional features include: partial wall tiling and heated towel rail. There is a 2nd double sized Bedroom with fitted wardrobe.

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

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

## Measurements

Hallway

Lounge  
5.64m x 4.27m (18'6 x 14'0)

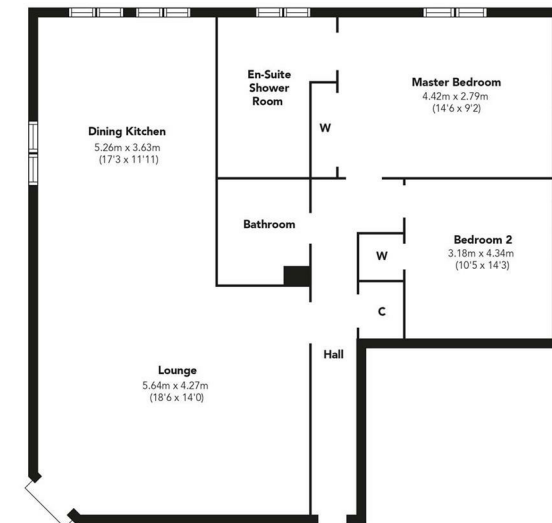
Dining Kitchen  
5.26m x 3.63m (17'3 x 11'11)

Master Bedroom  
4.42m x 2.79m (14'6 x 9'2)

Ensuite Shower Room

Bedroom 2  
3.18m x 4.34m (10'5 x 14'3)

Bathroom



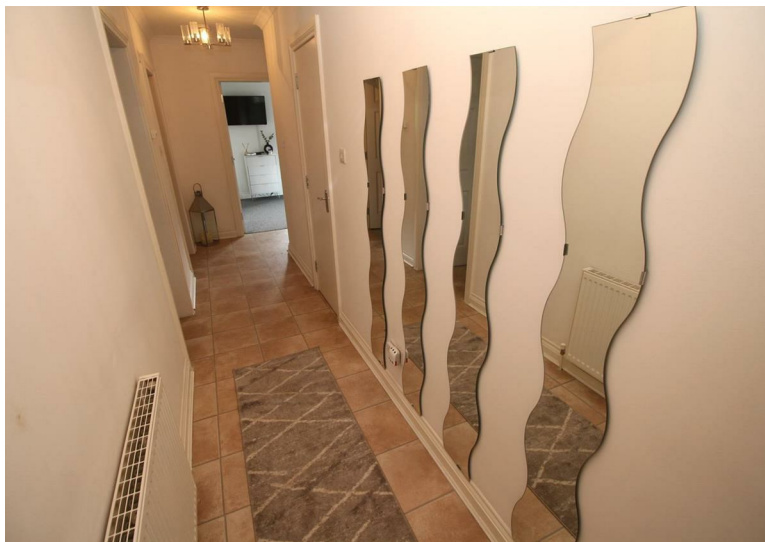
Floorplans are indicative only - not to scale  
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