



**G1,3, COWAL COURT, GOUROCK, PA19
1FA**



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ESTATE AGENTS



Description

This is a rare opportunity to purchase a beautifully presented two bedroom GROUND FLOOR FLAT situated within a cul de sac setting in the Cowal Court development which was built in 2020 by Laurel Homes. There are partial front views towards the River Clyde and rear aspects to surrounding woodland. A particular feature is the airy contemporary living space within the open plan lounge/dining kitchen which is further enhanced by the French doors leading to the front facing balcony with glass and chrome balustrade providing a private outdoor space perfect for relaxing on summer evenings.

There is a resident's and visitor parking. The building is protected by a video entry system. Specification includes: double glazing, gas central heating and laminate flooring, Lies next to Gourock Golf Course, plus a local bus route and shop on Cowal are located nearby.

The immaculately presented accommodation comprises: Hallway by timber door offers a storage cupboard with additional utility cupboard which is plumbed for a washing machine. The airy front facing Lounge benefits from a four light window formation, plus additional side window. There is a quality fitted Dining Kitchen which is on plan with the lounge and offers a spacious dining area which is ideal when entertaining with friends/family. The kitchen features quality soft cream units, grey toned work surfaces and splashback tiling. Appliances include: extractor hood, gas hob, electric oven, integrated dishwasher and fridge/freezer.

There is a Master Bedroom with rear window and bank of fitted wardrobes. The Ensuite Shower Room with side window offers a quality three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and double sized shower cubicle with chrome style heated rail. There is a 2nd double sized Bedroom with fitted wardrobe. The Bathroom with side window benefits from a quality three piece suite including bath with chrome style shower.

Viewing is essential. EPC = C

Measurements

Hall

Lounge
5.82m x 4.11m (19'1 x 13'6)

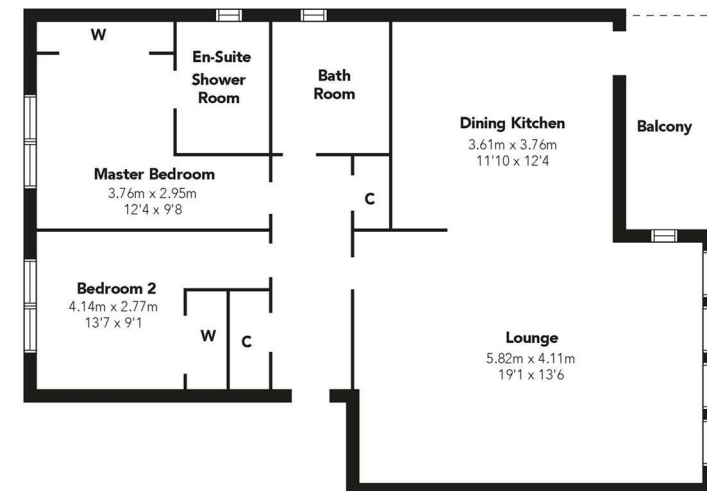
Dining Kitchen
3.61m x 3.76m (11'10 x 12'4)

Master Bedroom
3.76m x 2.95m (12'4 x 9'8)

Ensuite Shower Room

Bedroom 2
4.14m x 2.77m (13'7 x 9'1)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans 











The next step..



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