



**FLAT 3/1, 8, JAMES WATT
WAY, GREENOCK, PA15 2AN**





Description

Enjoying a desirable waterfront location within a modern development this bright, immaculately presented two bedroom TOP FLOOR FLAT offers stylish living. There is a front facing balcony enjoying views beyond James Watt Dock to the River Clyde. Specification includes: double glazing, gas central heating and security door entry system. A particular benefit is the partially floored private loft with light installed accessed by a wooden pull down ladder. A new gas boiler was installed in April 2023 and bathroom refitted in 2022.

Allocated parking space, plus additional visitor parking. The property is ideally located for commuters travelling to Glasgow and further afield. Lies close to the A8 which connects into the M8 corridor, plus Cartside railway station is nearby with frequent rail service to Glasgow and regular bus services are also available.

Excellent apartments comprise: Entrance Hall by timber door and three inbuilt cupboards. There is a generous sized front facing Lounge with glazed door with floor length window formation adjacent giving access to the balcony which enjoys River Clyde views. The front facing fitted Kitchen features white high gloss units, black work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, electric ceramic hob, oven, integrated fridge/freezer and dishwasher. There is space for a table and chairs within this room.

There are two airy rear facing double sized Bedrooms both with fitted wardrobes. The Master Bedroom features an Ensuite Shower Room with pedestal wash hand basin, wc and refitted double sized shower cubicle with chrome style shower. Further benefits include: anthracite heated towel rail, wall tiling and electric mirror. The refitted Bathroom comprises: vanity wash hand basin, wc and bath with shower. Additional features include: quality wall/floor tiling and decorative panelled ceiling with downlighters.

Early inspection is highly recommended. EPC = C.

Measurements

Hallway

Lounge
3.84m x 6.02m (12'7 x 19'9)

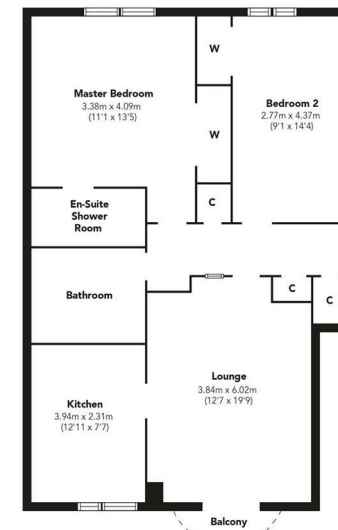
Kitchen
3.94m x 2.31m (12'11 x 7'7)

Master Bedroom
3.38m x 4.09m (11'1 x 13'5)

Ensuite Shower Room

Bedroom 2
2.77m x 4.37m (9'1 x 14'4)

Bathroom

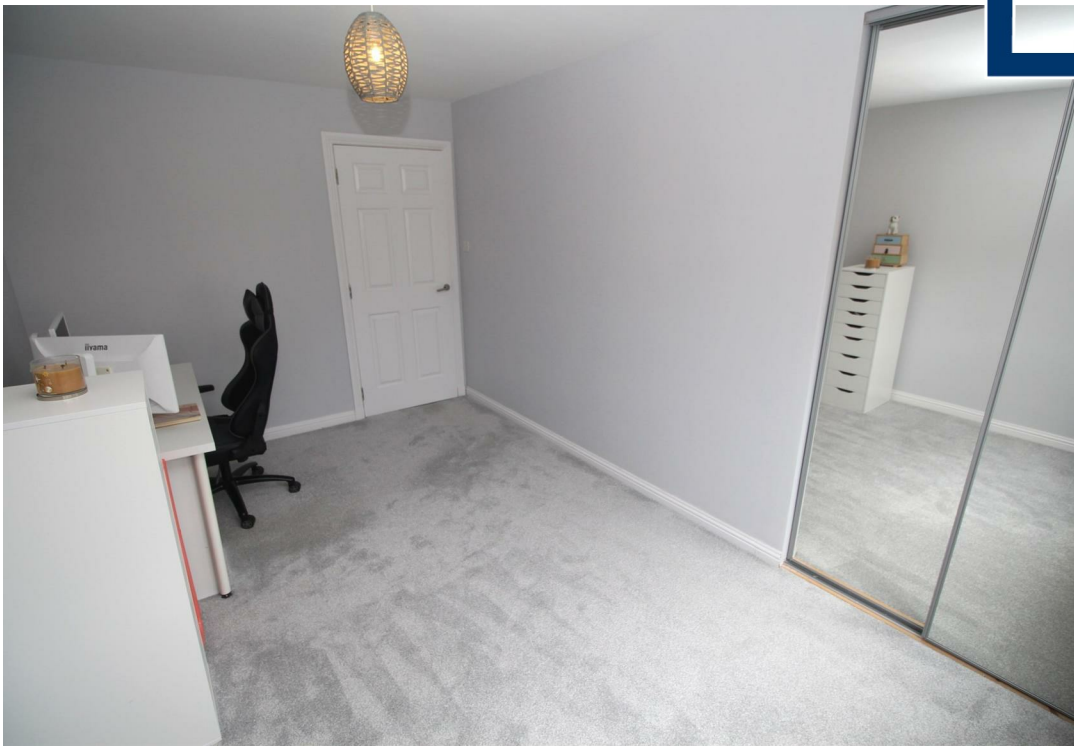


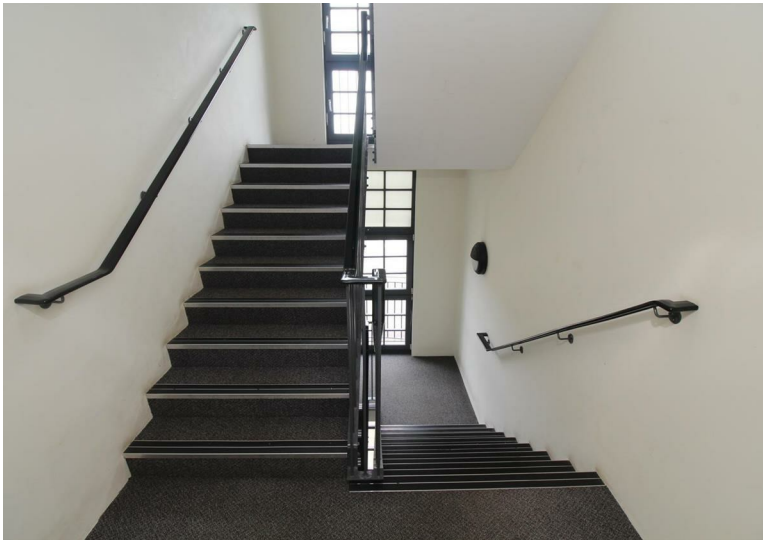
Floorplans are indicative only - not to scale
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