



**6, BALMORAL PLACE, CLOCH
ROAD, GOUROCK, PA19 1AN**





Description

Commanding excellent panoramic views over the River Clyde this well presented and bright two bedroom FIRST FLOOR FLAT lies within a highly desirable waterfront development. The impressive views span from Dunoon to the Holy Loch continuing to Loch Long and Kilcreggan with the Argyllshire hills beyond. The westerly aspect is ideal for enjoying the summer sunsets over Argyll. This upgraded home benefits from a quality refitted kitchen and new gas boiler which were installed in 2021.

Set within well maintained communally maintained lawned grounds. Specification includes: UPVC double glazing, gas central heating and security door entry system. There is a welcoming reception area and stairwell leading to the entrance door.

Apartments comprise: Entrance Hallway by timber door with two storage cupboards. There is an airy, spacious dual aspect Lounge / Dining Room with front and rear windows which offers an excellent space for relaxing and entertaining. The refitted Kitchen offers a range of white high gloss fitted units, black work surfaces and splashback tiling. Appliances include: chimney extractor hood, gas hob, electric oven, integrated fridge/freezer, dishwasher, tumble dryer and washing machine.

There are two double sized Bedrooms which both enjoy river views and benefit from mirrored wardrobe storage. The quality Shower Room features a three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and double sized shower cubicle. Specification also includes: wall tiling.

This impressive waterfront home must be viewed. EPC = C.

Measurements

Hallway

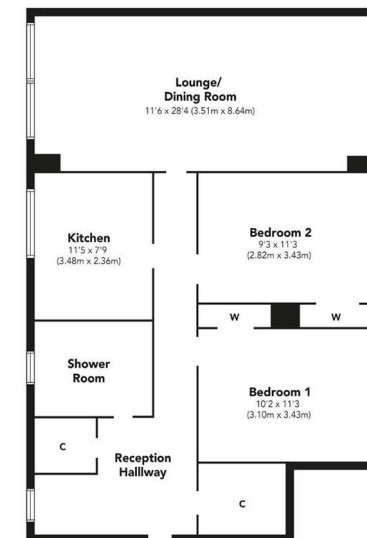
Lounge / Dining Room
3.51m x 8.64m (11'6" x 28'4")

Kitchen
2.36m x 3.48m (7'9" x 11'5")

Bedroom 1
3.28m x 3.43m (10'9" x 11'3")

Bedroom 2
2.82m x 3.43m (9'3" x 11'3")

Shower Room



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd 











Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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