



**0.3, 13, JAMES WATT  
WAY, GREENOCK, PA15 2AD**



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## **Description**

This well presented, freshly decorated one bedroom GROUND FLOOR FLAT is set within a sought after waterfront development. There are rear views towards the James Watt Dock from the lounge. Specification includes: double glazing, gas central heating and the building is protected by a 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. An ideal 1st time buy and equally suits downsizers.

The flat itself has a reception hall with a storage cupboard. The bright lounge is on open plan with the dining area and fitted kitchen. There is a feature arched window that overlooks the river. The fitted kitchen has a gas hob and extractor hood, integrated fridge/freezer, washing machine and dishwasher. There is a double bedroom which has built in wardrobes. The bathroom is a modern white suite with low flush wc, wash hand basin and bath with over bath shower.

All furniture can be included in the sale. Viewing is highly recommended.  
EPC = C

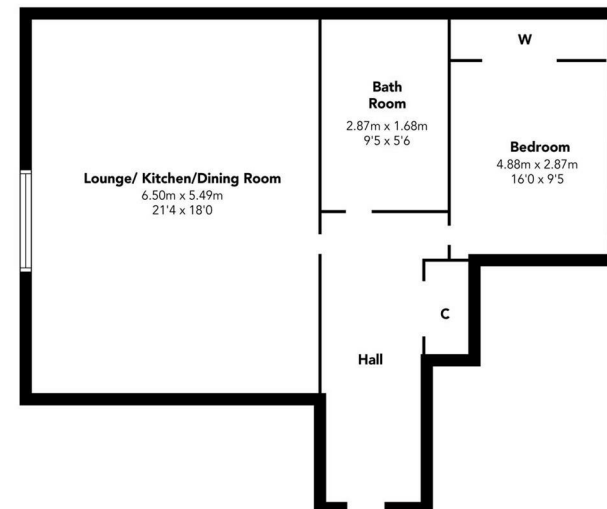
## **Measurements**

Hallway

Lounge/ Kitchen/Dining Room  
6.50m x 5.49m (21'4 x 18'0)

Bedroom  
4.88m x 2.87m (16'0 x 9'5)

Bathroom  
2.87m x 1.68m (9'5 x 5'6)

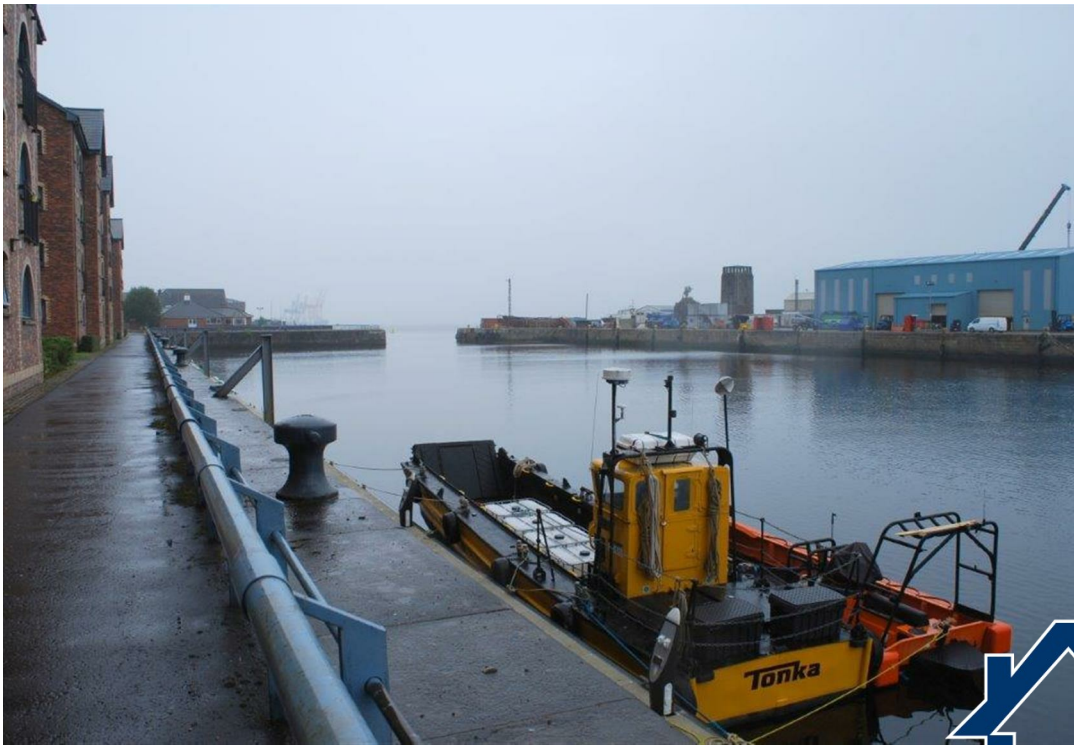


Floorplans are indicative only - not to scale  
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The  
next  
step..



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