



CRAGBURN
GATE
PRIVATE
NO Parking
NO Turning

**4H, CRAGBURN GATE, ALBERT
ROAD, GOUROCK, PA19 1NZ**



 **neillclerk**
ESTATE AGENTS



Description

This is a rare opportunity to purchase a larger style two bedroom, two public room TOP FLOOR FLAT within the desirable Cragburn Gate waterfront development which commands superb panoramic views over the Promenade to the River Clyde. Lift and stair access is available. A further benefit is the private garage located to rear of the development plus an allocated parking space to the front of the property.

Enviably River Clyde views stretch from McInroy's Point to Kilcreggan can also be enjoyed from the balcony which is ideally placed to the view sunsets over the Argyll hills to the west. Conveniently positioned for local amenities and transport facilities, plus the town centre with railway station is just a short walk away. Specification includes: double glazing and gas central heating. Refuse chute. A private loft provides useful storage. The building is protected by an entry phone system.

Accommodation comprises: Entrance Vestibule leads to the Reception Hallway which has two inbuilt cupboards and entry phone. An airy front facing Lounge with door /window formation allows direct access to the balcony, plus further side window overlooks the Promenade. An archway leads from the lounge to the Dining Room with side window, this apartment can also be reached directly from the hallway.

The Breakfasting Kitchen with side window offers further River Clyde views. There are a range of white units and marble style work surfaces with stainless steel handles, black toned work surfaces and matching splashback, plus breakfast bar.

The Master Bedroom has a front window and features fitted wardrobes, There is an Ensuite Shower Room side window. The 2nd double Bedroom offers mirrored wardrobes. The Bathroom features a piece including a bath and side window.

Must view. EPC=

Measurements

Entrance Vestibule

Hallway

Lounge

4.65m x 3.84m (15'3 x 12'7)

Dining Room

3.02m x 3.86m (9'11 x 12'8)

Dining Kitchen

3.48m x 3.63m (11'5 x 11'11)

Master Bedroom

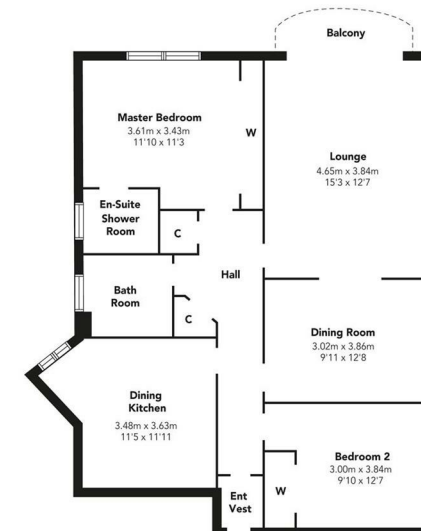
3.61m x 3.43m (11'10 x 11'3)

Ensuite Shower Room

Bedroom 2

3.00m x 3.84m (9'10 x 12'7)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans











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t: 01475 888400

e: sales@neillclerk.co.uk

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