



2F, CRAGBURN GATE, ALBERT ROAD, GOUROCK, PA19 1NZ





Description

This bright two bedroom SECOND FLOOR FLAT lies in the sought after Cragburn Gate waterfront development commanding impressive views over the Promenade towards the River Clyde from both the lounge and master bedroom. Lift or stair access is available. Allocated parking space is located within gated resident's parking area to rear of property.

The River Clyde views stretch from Dunoon to Kilcreggan and can also be enjoyed from the balcony which is ideally placed to view the summer 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. The building is protected by an upgraded videophone entry system. All furniture is open to separate negotiation.

Accommodation comprises: Entrance Hall by timber door with inbuilt cupboard. There is an airy front facing Lounge with door /window formation allowing direct access to the balcony. The rear facing Dining Kitchen features a range of grey grained style fitted units with granite effect work surfaces and splashback tiling. Appliances include: canopy extractor hood, gas hob, electric oven, washing machine, fridge/freezer and microwave. There is space for a table and chairs within this room.

The Master Bedroom enjoys river views and features bank of fitted maple style wardrobes with matching bedroom furniture. There is an Ensuite Shower Room with three piece suite offering: pedestal wash hand basin, wc and shower cubicle with electric shower plus wall tiling and tiled floor. The 2nd double sized Bedroom benefits from fitted mirrored wardrobes. There is a Bathroom with vanity wash hand basin set, wc and corner bath with mixer shower. Additional features include: generous storage within fitted units, wall and floor tiling.

This waterfront home must be viewed. EPC = B

Measurements

Hallway

Lounge
4.09m x 4.60m (13'5 x 15'1)

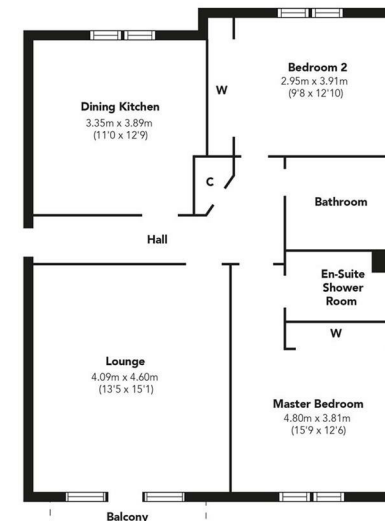
Dining Kitchen
3.35m x 3.89m (11'0 x 12'9)

Master Bedroom
4.80m x 3.81m (15'9 x 12'6)

Ensuite Shower Room

Bedroom 2
2.95m x 3.91m (9'8 x 12'10)

Bathroom



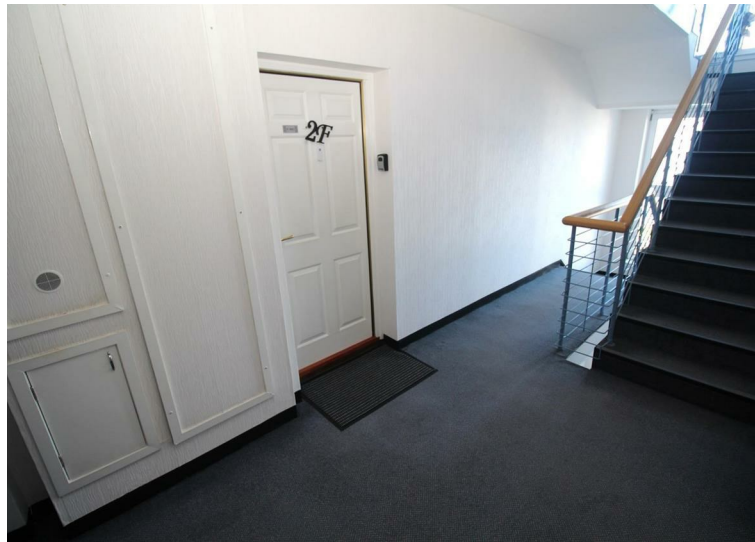
Floorplans are indicative only - not to scale
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