



1/2, 3, LEVANNE PLACE, GOUROCK, PA19  
1AX





## Description

This generous sized two bedroom FIRST FLOOR FLAT lies within a sought after cul de sac close to the waterfront. There are views beyond surrounding properties towards the River Clyde and Argyllshire hills spanning from Dunoon to the Holy Loch and continuing towards the Rosneath Peninsula.

Specification includes: double glazing and gas central heating. The property is set within lawned communal gardens with the rear garden/drying green backing onto woodland.

Apartments comprise: welcoming Reception Hallway by single glazed door with two inbuilt cupboards. The bright, spacious Lounge / Dining Room has a five light front facing bay window commanding views to the River Clyde and additional side window. There is a mahogany style fireplace with inset electric fire, plus a shelved alcove.

The Breakfasting Kitchen offers windows to the side and rear. There are fitted units, marble style work surfaces, splashback tiling and breakfast bar. Appliances include: extractor hood, electric ceramic hob, oven, and integrated fridge/freezer.

There are two double sized Bedrooms. The front facing 1st bedroom benefits from both fitted mirrored wardrobes and drawer storage. The quality Wet Room with rear facing window features a vanity wash hand basin set within high gloss soft cream unit and, wc. There is a "Mira" shower and wet floor. Additional benefits include: heated towel rail and decorative panelled ceiling with downlighters.

There may be an opportunity in the near future to separately negotiate the purchase of the front facing garage with driveway, situated immediately to the left handside of the building. The garage is not included with the current sale of the flat. Immediate inspection for this flat near the waterfront is recommended.  
EPC = C

## Measurements

Hallway

Lounge / Dining Room  
7.39m x 3.99m (24'3 x 13'1)

Breakfasting Kitchen  
4.22m x 2.39m (13'10 x 7'10)

Bedroom 1  
3.51m x 3.02m (11'6 x 9'11)

Bedroom 2  
3.20m x 3.10m (10'6 x 10'2)

Wet Room



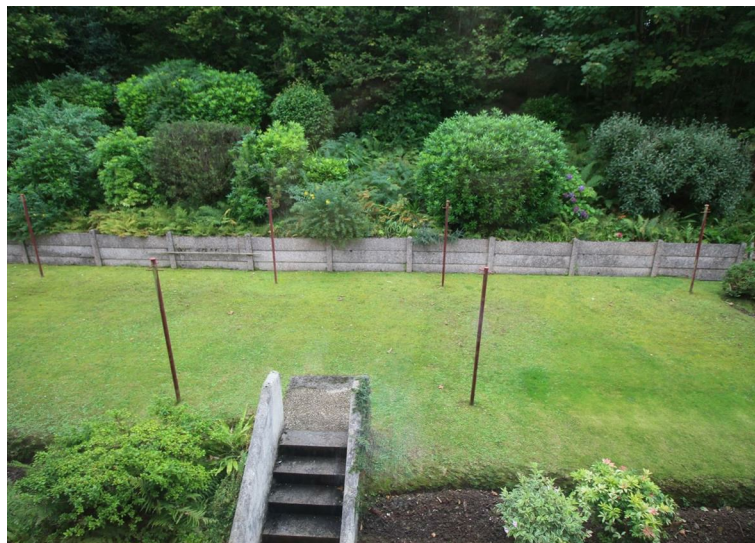
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