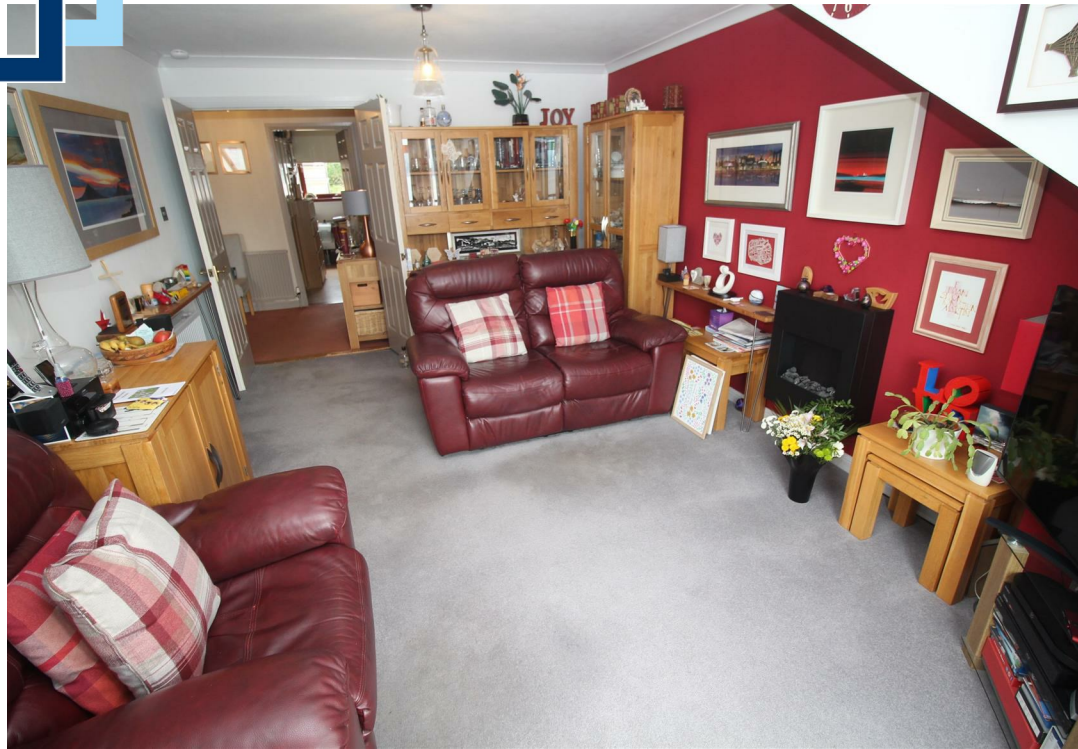




3.1, CLOCH COURT, 57 ALBERT  
ROAD, GOUROCK, PA19 1NJ









## **Description**

Set within the seldom available "Cloch Court" waterfront development this two bedroom TOP FLOOR FLAT commands enviable panoramic rear views over the Firth of Clyde. The stunning views extend from McInroy's Point to the Holy Loch, continuing to the entrance to Loch Long and towards Kilcreggan. This westerly aspect is perfect for enjoying summertime sunsets over Argyll. A particular feature is the gated resident's parking area with remote control entry which offers a resident's parking space. This is the first chance to purchase this flat since it was built 27 years ago.

Specification includes: double glazing and gas central heating. The building is protected by a security door entry system. The property lies convenient for the centre of Gourock offering a wide range of local amenities, shops plus public transport facilities including a regular rail service to Glasgow.

Apartments comprise: Entrance Hallway by timber door with walk in storage cupboard. The rear facing Lounge is a bright apartment with three light bay window formation and Juliette balcony rail maximising the opportunities to enjoy the vistas over the river, stunning sunsets and to watch the ferries / yachts as they pass by the window.

There is a quality fitted Kitchen Diner with range of white fitted units, grey toned granite effect work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob and electric oven, integrated microwave and dishwasher.

There are two front facing double Bedrooms which both benefit from wardrobe storage. The quality refitted Shower Room benefits from a three piece suite comprising: vanity wash hand basin set within oak style unit, wc and double sized shower cubicle. Additional features include: wall and floor tiling, heated towel rail and decorative panelled ceiling with downlighters.

Viewing is highly advised for this impressive waterfront home. EPC = C.

## **Measurements**

Hallway

Lounge

3.51m x 5.33m (11'6 x 17'6)

Kitchen

1.88m x 4.85m (6'2 x 15'11)

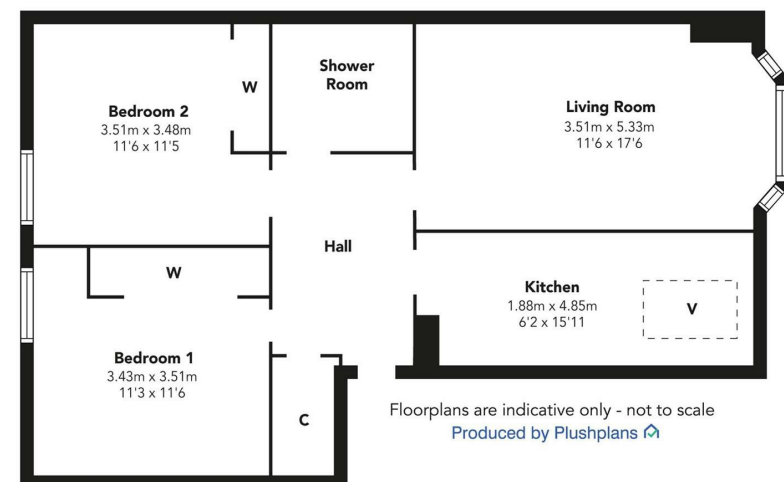
Bedroom 1

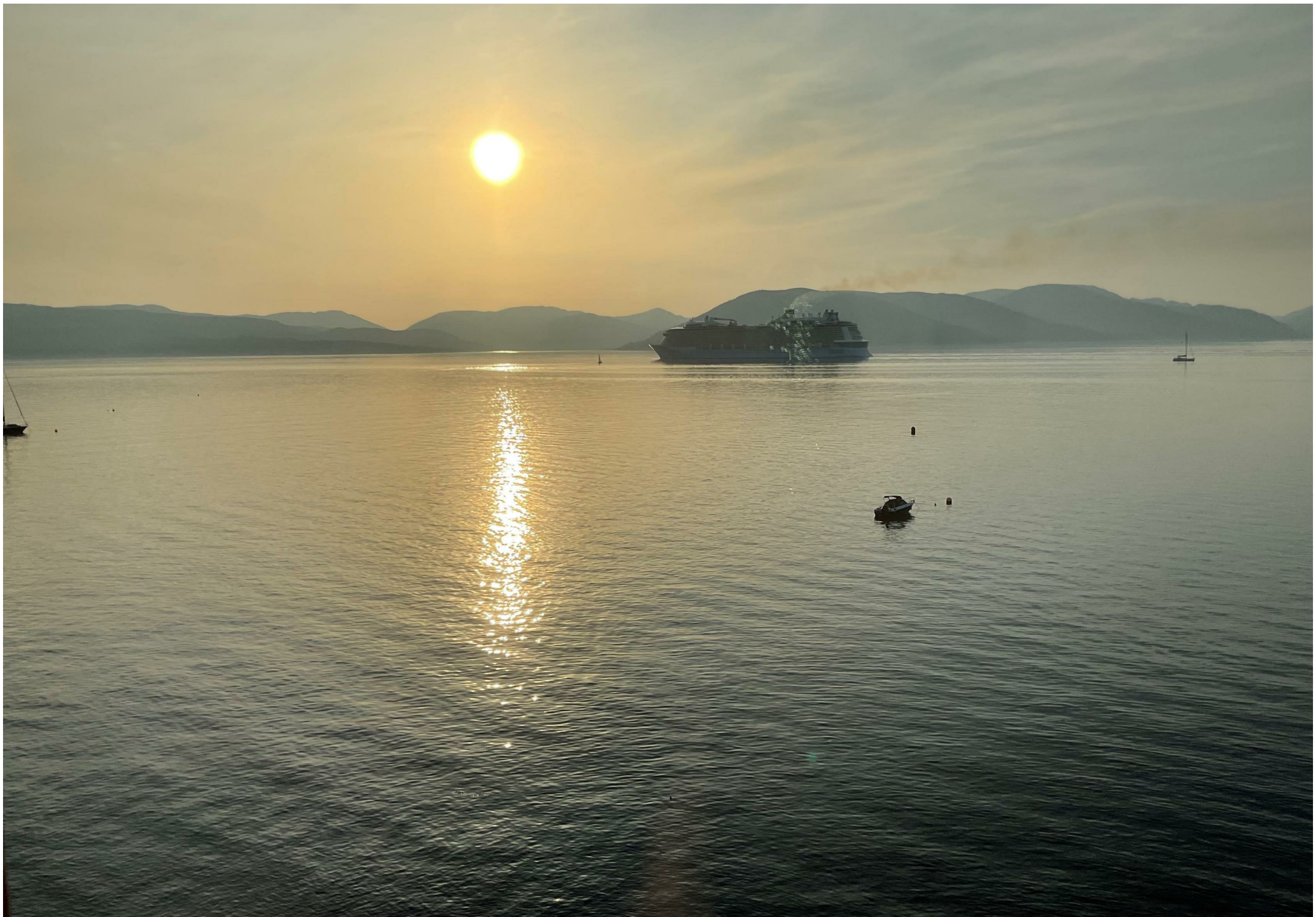
3.43m x 3.51m (11'3 x 11'6)

Bedroom 2

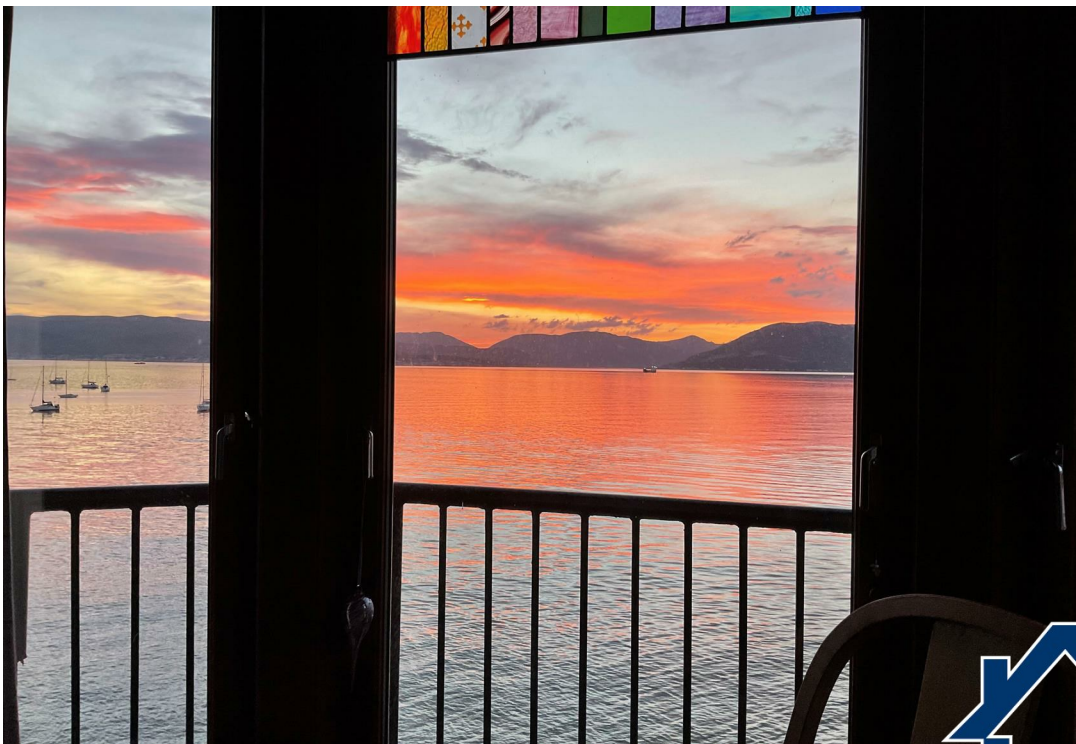
3.51m x 3.48m (11'6 x 11'5)

Shower Room





















#### Agents Notes:

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next  
step..



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