



1.3, 15, JAMES WATT
WAY, GREENOCK, PA15 2AD





Description

This freshly decorated two bedroom FIRST FLOOR FLAT offers an home which is ideal for first time buyers or downsizers within a highly desirable waterfront development. Access to the flat is available by lift or stair access. There are partial side views towards the James Watt Dock.

There is allocated parking and additional communal visitor spaces are available. 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.

Apartments comprise: "L" shaped Entrance Hallway with two inbuilt cupboards. There is an airy spacious Lounge/Dining Room ideal for relaxing and entertaining on open plan with the kitchen. A glazed door lead to a rear facing Juliette balcony rails with partial view to James Watt Dock.

The fitted Kitchen offers a range of beech style units, granite effect work surface areas and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, integrated fridge, freezer and washing machine.

The double sized Master Bedroom benefits from beech style fitted wardrobes. The Ensuite Shower Room offers a front facing arched window, plus three piece suite comprising: semi pedestal wash hand basin, wc and double sized shower cubicle with "Triton" shower. Additional features include: partial wall tiling and heated towel rail. There is a 2nd double sized Bedroom with further fitted beech style wardrobe.

The Bathroom with arched front window offers a three piece suite featuring: semi pedestal wash hand basin, wc and bath. Further benefits include: partial wall tiling and heated towel rail.

Viewing is recommended for this impressive home. EPC = C

Measurements

Hallway

Lounge / Dining Room
6.50m x 3.89m (21'4 x 12'9)

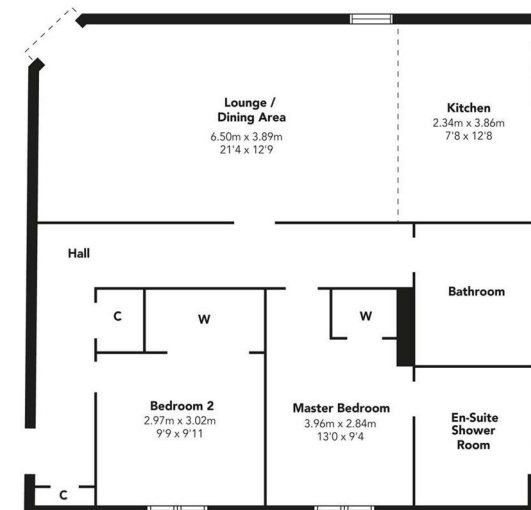
Kitchen
2.34m x 3.86m (7'8 x 12'8)

Master Bedroom
3.96m x 2.84m (13'0 x 9'4)

Ensuite Shower Room

Bedroom 2
2.97m x 3.02m (9'9 x 9'11)

Bathroom



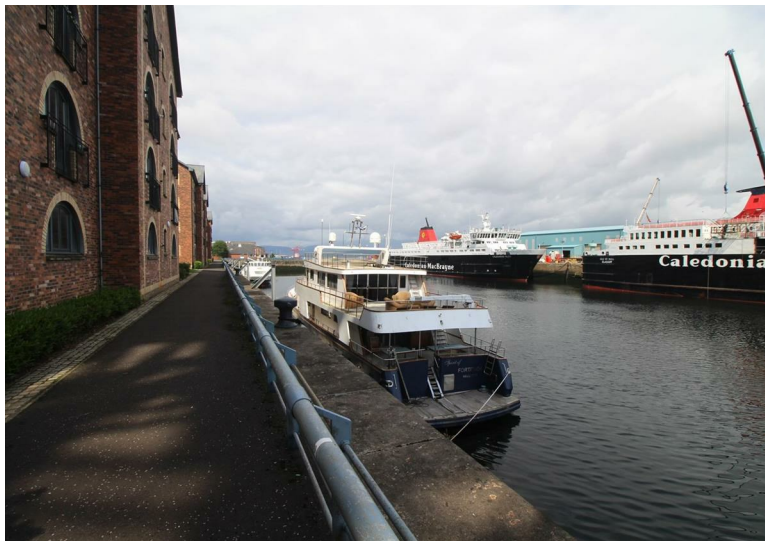
Floorplans are indicative only - not to scale
Produced by Plushplans 











Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

The
next
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)