



1.1, 103, CLOCH ROAD, GOUROCK, PA19
1FE





Description

Offering contemporary stylish living this beautifully presented two bedroom luxury FIRST FLOOR FLAT lies in the highly desirable "Gantocks" waterfront development by "Merchant Homes". The front facing balcony offers an excellent space to enjoy the stunning views and evening sunsets over the Firth of Clyde and the Argyllshire hills. Lift or stair access is available. There is an allocated parking space. Storage available within shared outbuilding.

The high standard of finish is reflected in the quality fittings and finishes throughout. Specification includes: double glazing, gas central heating and videophone entry.

Excellent apartments comprise: welcoming "L" shaped Reception Hallway with two storage cupboards and plumbed fitted Utility Store with washing machine and tumble dryer. There is a stunning front facing Lounge with focal point media wall and feature floor length window/sliding patio door formation giving access to the balcony. This room is on open plan with the kitchen and dining area offering a bright modern living space perfect for relaxing with family/friends and also for maximising the superb views.

The designer luxury Kitchen features range of high gloss dark grey units and solid granite work surfaces. Specification includes: "Siemens" integrated appliances including: stainless steel chimney extractor hood, induction hob, electric oven, integrated microwave, fridge/freezer & dishwasher. The airy Dining Area features a front window and additional door giving access to the balcony.

There are two double sized Bedrooms both with quality fitted wardrobes and views to woodland. The Master Bedroom benefits from a dual aspect luxury Ensuite Shower Room with twin vanity wash hand basins, wc and shower cubicle plus quality wall/floor tiling and heated towel rail. There is a luxury tiled Bathroom with vanity wash hand basin, wc and bath. Additional benefits include: heated towel rail, partial wall tiling and tiled floor.

EPC = B.

Measurements

Hallway
3.51m x 2.82m (11'6" x 9'3")

Lounge/ Kitchen/Dining Room
5.89m x 9.17m (19'4" x 30'1")

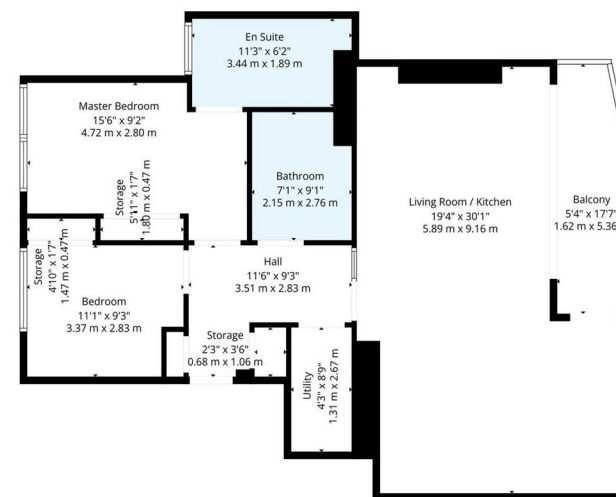
Utility Room
1.30m x 2.67m (4'3" x 8'9")

Master Bedroom
4.72m x 2.79m (15'6" x 9'2")

Ensuite Shower Room
3.43m x 1.88m (11'3" x 6'2")

Bedroom 2
3.38m x 2.82m (11'1" x 9'3")

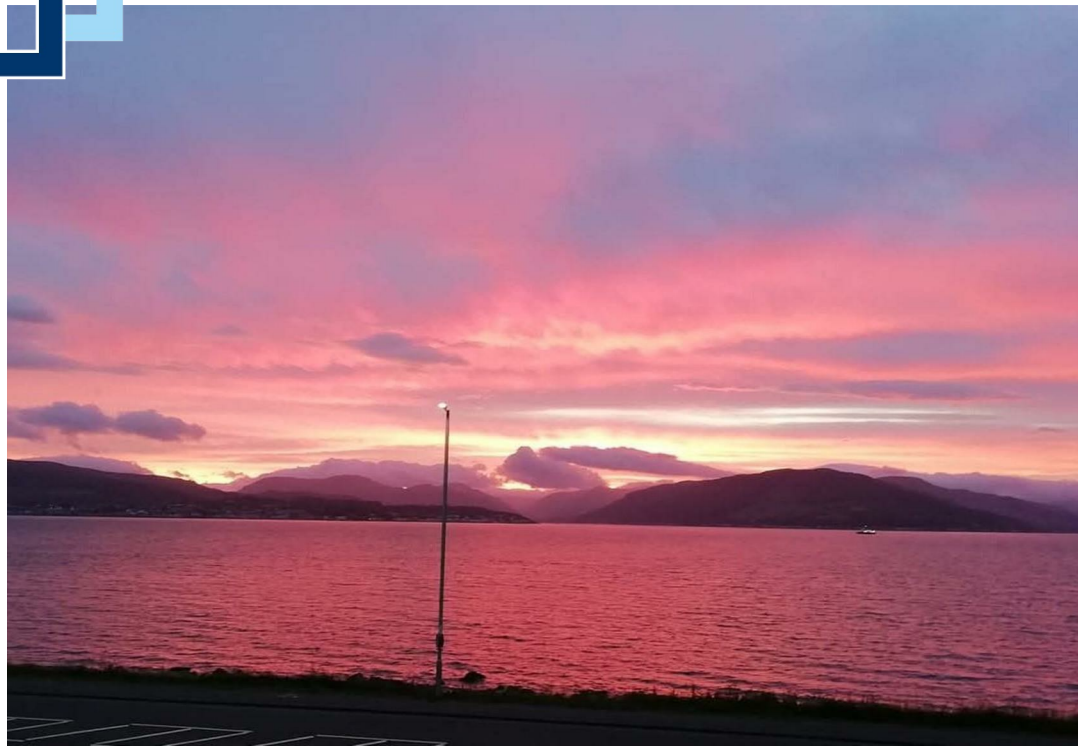
Bathroom
2.16m x 2.77m (7'1" x 9'1")













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)