



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





Description

Closing date on Tuesday 21st October at 11am

Offering contemporary stylish living this beautifully presented two bedroom luxury FIRST FLOOR FLAT lies in the highly desirable "Gantocks" waterfront development. The front facing balcony offers an excellent space to enjoy the stunning views and evening sunsets over the Firth of Clyde. 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")

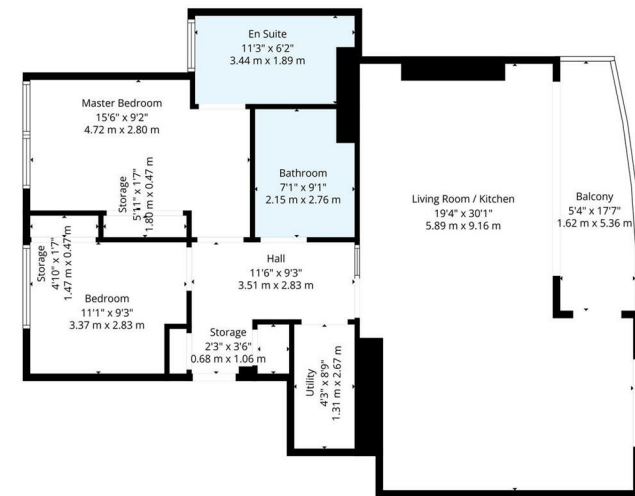
Utility Room
1.30m x 2.67m (4'3" x 8'9")

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")



TOTAL: 968 sq. ft. 90 m²
FLOOR 1: 968 sq. ft. 90 m²
EXCLUDED AREAS: UTILITY: 39 sq. ft. 4 m², BALCONY: 85 sq. ft. 8 m², STORAGE: 24 sq. ft. 3 m²,
WALLS: 77 sq. ft. 6 m²

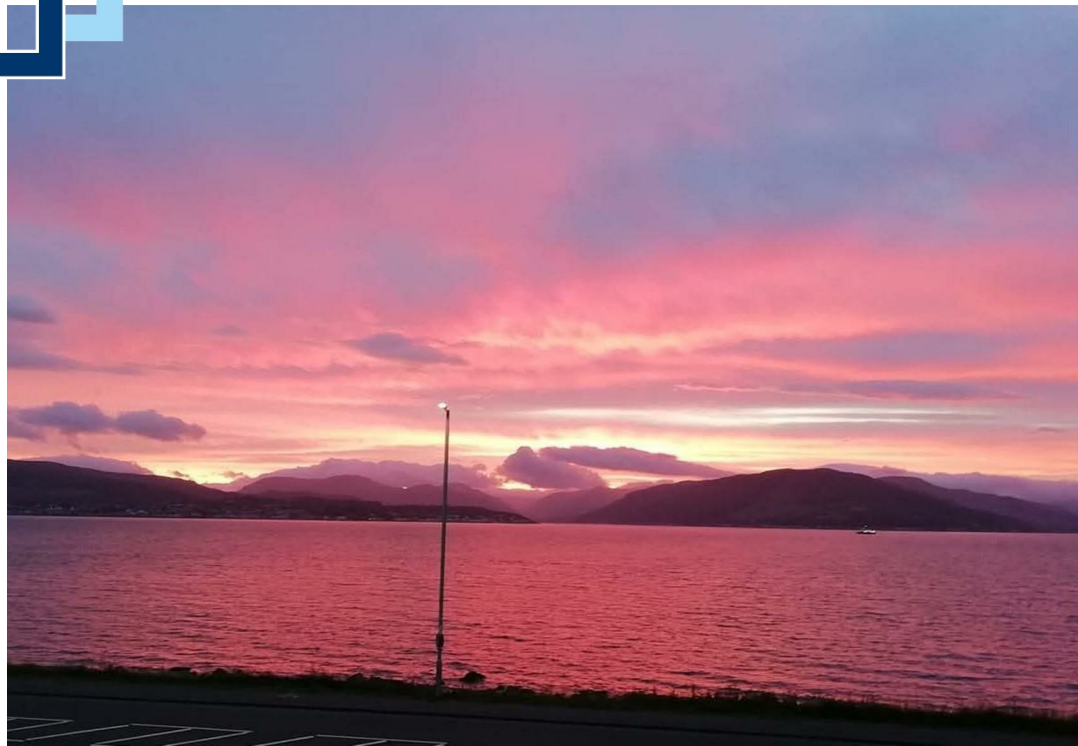
Floor Plan Created By Calluna App. Measurements Deemed Highly Reliable But Not Guaranteed.













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