



2D CRAGBURN GATE, ALBERT
ROAD, GOUROCK, PA19 1NZ





Description

This bright two bedroom FIRST FLOOR FLAT lies in the sought after Cragburn Gate waterfront development commanding impressive views over the Promenade towards the River Clyde from both the lounge and master bedroom. Lift or stair access is available. Allocated parking space is located within gated resident's parking area to rear of property.

The River Clyde views stretch from Dunoon to the Rosneath Peninsula and can also be enjoyed from the balcony which is ideally placed to view the summer sunsets over the Argyll hills to the west. Conveniently positioned for local amenities and transport facilities plus the town centre with railway station is just a short walk away. Specification includes: double glazing and gas central heating. The building is protected by an upgraded videophone entry system.

Accommodation comprises: Entrance Hall by timber door with inbuilt cupboard. There is an airy front facing Lounge featuring a door / window formation allowing direct access to the balcony plus there is an ornate fireplace with electric fire. The rear facing Dining Kitchen features a range of white grained style fitted units with blue toned work surfaces and splashback tiling. Appliances include: extractor hood, electric hob, oven, washing machine, integrated fridge/freezer, dishwasher and microwave. There is space for a table and chairs within this room.

The Master Bedroom enjoys river views and features a bank of fitted maple style wardrobes. There is an Ensuite Shower Room with three piece suite offering: pedestal wash hand basin, wc and shower cubicle with "Mira" shower plus partial wall tiling and tiled floor. The 2nd double sized Bedroom benefits from fitted mirrored wardrobes. There is a Bathroom with vanity wash hand basin set, wc and corner bath. Additional features include: generous storage within fitted units, partial wall tiling and tiled floor.

This waterfront home must be viewed. EPC = C.

Measurements

Hallway

Lounge
4.65m x 4.09m (15'3 x 13'5)

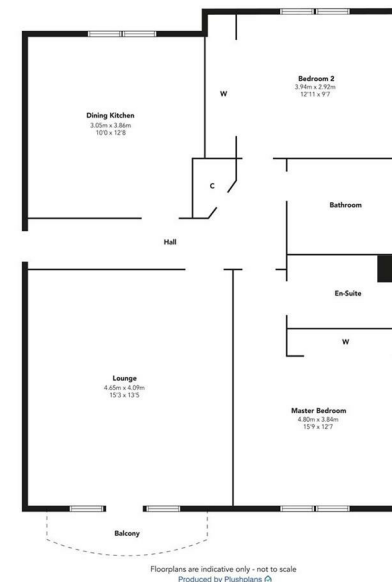
Dining Kitchen
3.05m x 3.86m (10'0 x 12'8)

Master Bedroom
4.80m x 3.84m (15'9 x 12'7)

Ensuite Shower Room

Bedroom 2
3.94m x 2.92m (12'11 x 9'7)

Bathroom

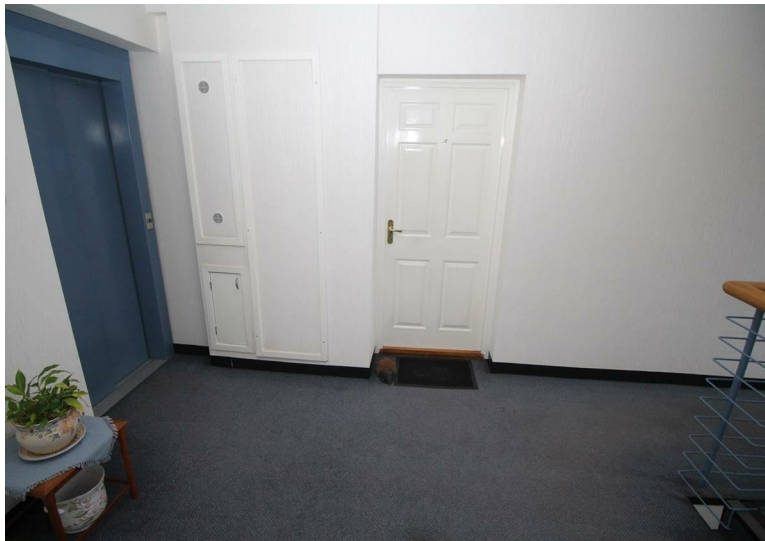












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