



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



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## **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)

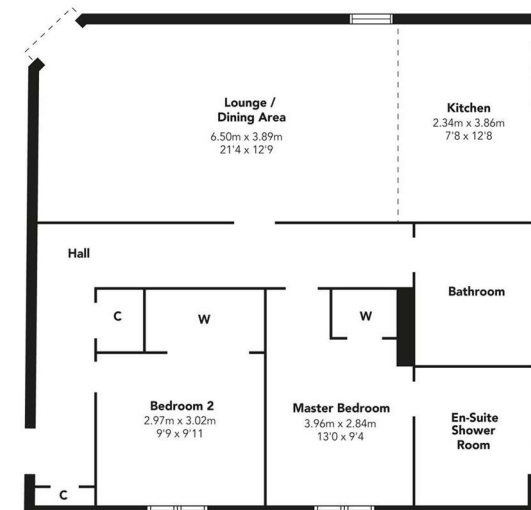
Kitchen  
2.34m x 3.86m (7'8 x 12'8)

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 





















The  
next  
step..



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