



*Brian Harkins
Estate Agents*

8 JAMES WATT WAY, GREENOCK, PA15 2AN

OFFERS OVER £135,000

C/TAX BAND: D

2 BEDROOM FLAT - PURPOSE BUILT

EPC BAND: B

This fantastically Bright FIRST FLOOR FLAT with sun balcony and views over the River Clyde is situated within the James Watt Dock development, local amenities close at hand and having easy access to Greenock Town. The property is ideally placed for easy access to all local amenities including schools, shops, leisure facilities and transport routes.

The generous accommodation comprises; Reception Hallway with Laminate flooring throughout, two storage cupboards, Bright and Spacious Lounge with front facing French door to the Parisian balcony, well appointed Dining Kitchen which features an extensive range of fitted base and wall mounted units. There is an integrated Electric Hob, electric fan assisted oven, Stainless Steel Chimney extractor hood, fridge and freezer and Laminate Flooring throughout.

The Master Bedroom has double built-in Double Sliding wood effect Wardrobes. An En-suite shower room which features two piece vanity suite and Shower cubicle, Tiling Throughout.

Bedroom two with window to rear and fitted sliding wood effect Wardrobes.

The good sized Bathroom has a three piece white suite with storage cupboard, Tiling throughout.

The subjects benefit from Gas Central Heating, Double Glazing a Secured Door Entry System, Allocated parking bay with additional visitor spaces, Well maintained communal garden grounds which feature stocked flowerbeds.

Highly desirable residential area and Early internal viewing is recommended.

Lounge

20'1" x 12'6" (6.13m x 3.82m)



Kitchen

13'0" x 7'8" (3.98m x 2.34m)



Bedroom 1

11'4" x 11'6" (3.47m x 3.52m)



Bedroom 2

8'11" x 14'2" (2.72m x 4.34m)



Bathroom

6'5" x 7'9" (1.98m x 2.38m)



Ensuite
 3'11" x 5'4" (1.21m x 1.64m)



IMPORTANT NOTE TO PURCHASERS:
 **MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification

documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	83	83
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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