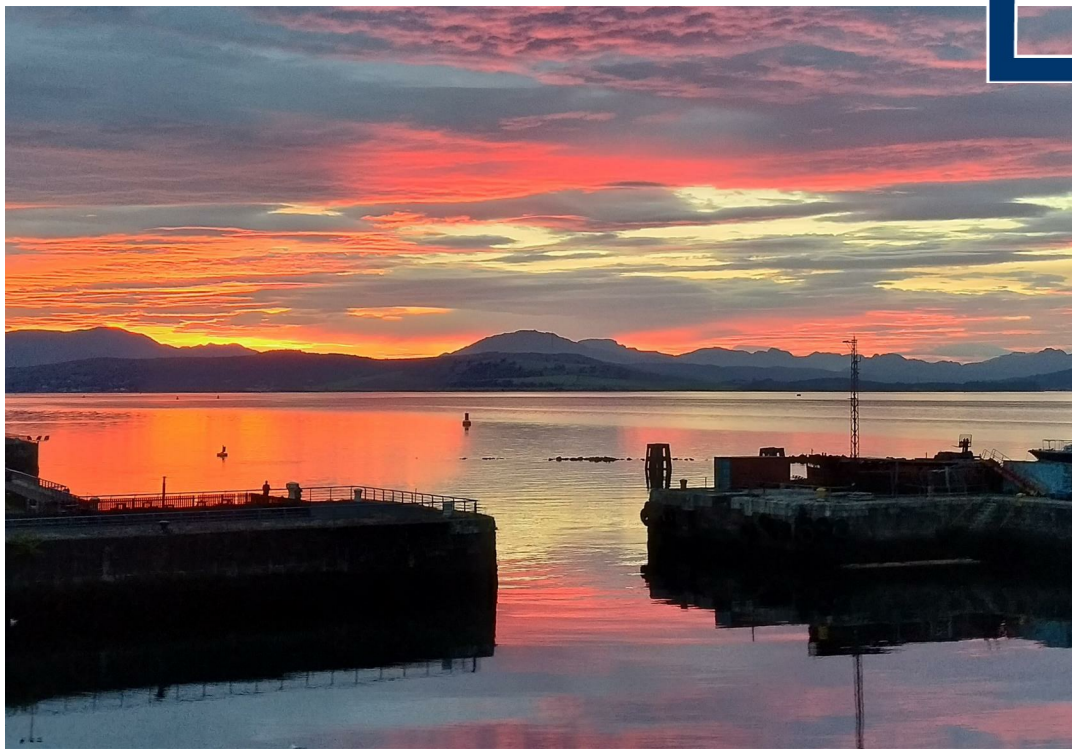




2.2, 9, JAMES WATT
WAY, GREENOCK, PA15 2AD



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ESTATE AGENTS



Description

This bright, immaculately presented and upgraded two bedroom SECOND FLOOR FLAT lies within a highly desirable waterfront location with a particular feature being the wrap around views which can be enjoyed from the lounge, kitchen and bedrooms towards the James Watt Dock with the ever changing variety of boats/yachts which visit there. A recent visitor was the PS Waverley. Views westwards continue to the River Clyde and Rosneath Peninsula

The property lies within well maintained communal grounds. Access to the flat is available by lift or stair access. This home offers an ideal 1st time purchase & would also suit downsizers.

Allocated parking and additional communal visitor parking. Double glazing, gas central heating with new boiler in 2024. Building is protected by security door entry system. Lies close to Cartsdyke railway station with frequent Glasgow service.

Beautifully presented apartments comprise: welcoming Entrance Hallway with inbuilt cupboard. The rear facing Lounge has a feature arched window formation overlooking James Watt Dock with views continuing beyond to the River Clyde.

The Kitchen Diner with side window offers a range of quality maple style units, grey toned work surface areas and splashback tiling. Range of appliances includes: stainless steel chimney extractor hood, electric hob, oven, integrated fridge/freezer and washer/dryer. There is a space for dining table and chairs within this apartment.

There are two double sized Bedrooms offering wardrobe storage. The luxury refitted Shower Room with side window features a three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc, bath and shower cubicle with chrome style shower. A fitted dressing table is situated next to the window. Further benefits include: chrome style heated towel rail, wet wall panelling and decorative panelled ceiling with downlighters.

Immediate inspection essential for this highly impressive waterfront home. EPC = B.

Measurements

Entrance Hallway

Lounge

3.40m x 4.62m (11'2" x 15'2")

Dining Kitchen

4.11m x 2.92m (13'6" x 9'7")

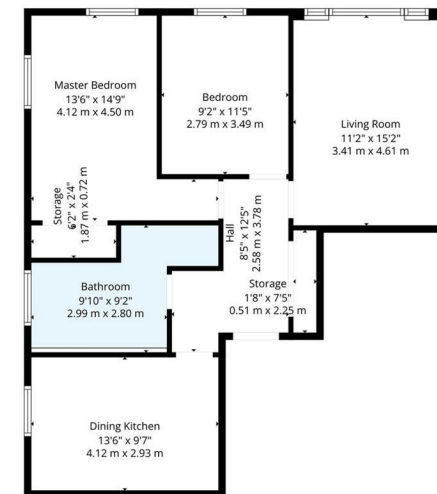
Bedroom 1

4.11m x 4.50m (13'6" x 14'9")

Bedroom 2

2.79m x 3.48m (9'2" x 11'5")

Shower Room

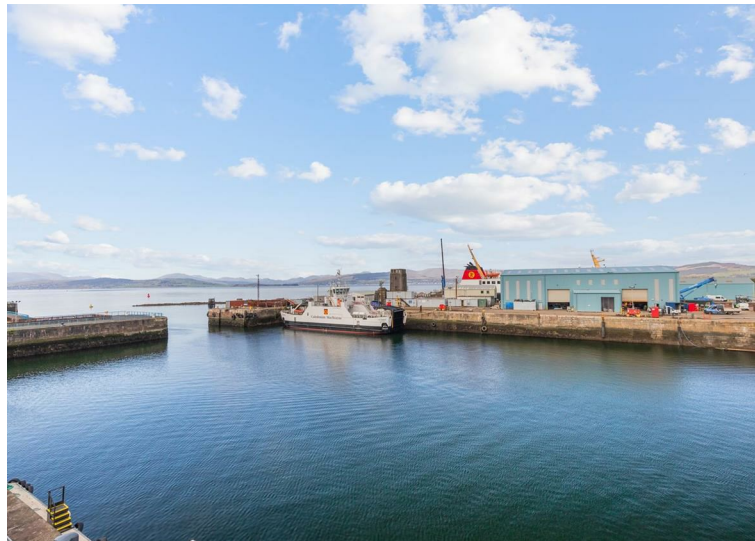












Agents Notes:

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