



16, BALMORAL PLACE, CLOCH  
ROAD, GOUROCK, PA19 1AN





## *Description*

Commanding excellent panoramic views over the River Clyde this bright well presented two bedroom TOP FLOOR FLAT lies within a desirable waterfront development. The impressive views span from Hunters Quay to the Holy Loch continuing to Loch Long and Kilcreggan with the Argyllshire hills beyond. The westerly aspect is ideal for enjoying the summer sunsets over Argyll. There is a garage included with the sale. A garage is included in the sale.

Set within well maintained communally maintained lawned grounds. Specification includes: double glazing, gas central heating and security door entry system. Loft is accessed by hatch from the boxroom. There is a welcoming reception area leading to the flat's entrance door.

Apartments comprise: Entrance Hallway by oak style door with inbuilt storage cupboard and Boxroom / Home Office. There is a bright spacious dual aspect Lounge / Dining Room with front and rear windows which offers an excellent space for relaxing and entertaining. The rear facing Kitchen has range of white fitted units, granite effect work surfaces and splashback tiling. Appliances include: extractor hood, gas hob, electric oven, washing machine and integrated fridge/freezer.

There are two double sized Bedrooms which both enjoy river views and benefit from mirrored wardrobe storage. The quality Bathroom with window features a suite comprising: vanity wash hand basin set within white unit, wc and bath with "Mira" shower. Specification also includes: wall/floor tiling and heated towel rail.

This waterfront home must be viewed. EPC = C.

## *Measurements*

Hallway

Boxroom / Home Office  
1.70m x 2.13m (5'7 x 7'0)

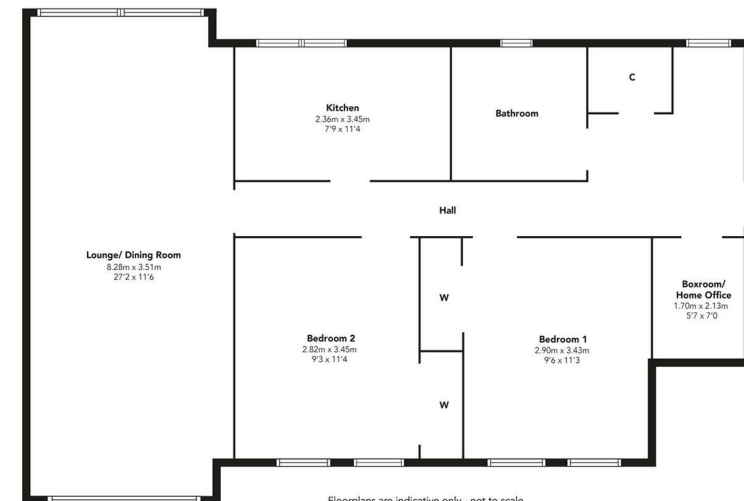
Lounge/ Dining Room  
8.28m x 3.51m (27'2 x 11'6)

Kitchen  
2.36m x 3.45m (7'9 x 11'4)

Bedroom 1  
2.90m x 3.43m (9'6 x 11'3)

Bedroom 2  
2.82m x 3.45m (9'3 x 11'4)

Bathroom



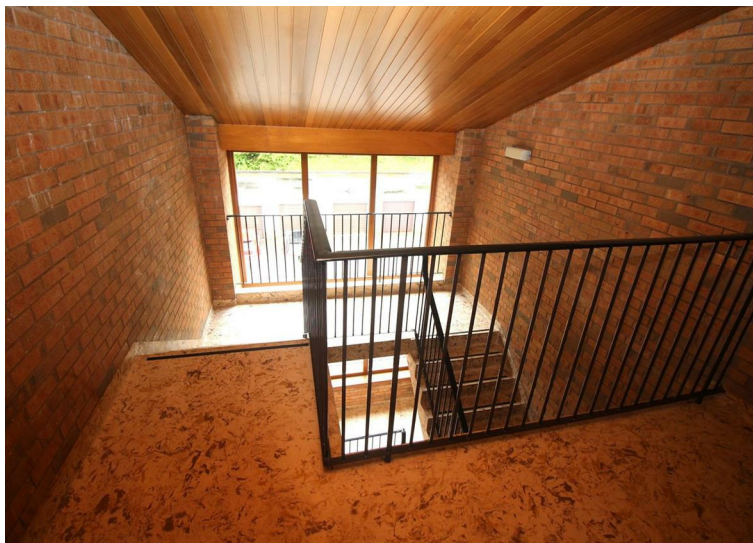
Floorplans are indicative only - not to scale  
Produced by Plusplans











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