



2/1, 35, CARDWELL  
ROAD, GOUROCK, PA19 1UW







## Description

This spacious top-floor flat occupies a sought-after waterfront position and enjoys stunning rear-facing views across Cardwell Bay, the River Clyde and the surrounding hills beyond.

Residents benefit from dedicated parking, accessed via Cove Road, with one allocated space available per property. Entry to the building is available from both the front and rear elevations.

Additional features include a communal drying area, bin store and a private cellar, all conveniently located on the ground floor. The building is secured by a door entry system and is ideally situated close to a range of local amenities, shops and transport links. Battery Park is also within easy walking distance. Further benefits include double glazing, electric heating and attractive timber-panelled flooring.

The accommodation comprises an entrance hallway accessed via a glazed panelled door, with two built-in storage cupboards providing excellent storage space. The hallway flows seamlessly into the bright, open-plan lounge, which enjoys impressive views over the River Clyde.

The recently fitted kitchen is positioned to the rear of the property with views across Cardwell Bay. It is equipped with a range of contemporary wall and base units, complemented by stylish wet wall panelling. Included appliances comprise an electric hob and oven.

There are two double bedrooms located to the front of the property. Completing the accommodation is a newly installed bathroom featuring a modern three-piece suite comprising a pedestal wash hand basin, WC and bath with overhead shower.

Applications are subject to financial criteria checks.

LLR :519640/280/06032  
LARN1901039



## Measurements

Hallway

Lounge

7.16m x 3.81m (23'6 x 12'6)

Kitchen

2.84m x 2.46m (9'4 x 8'1)

Bedroom 1

3.96m x 2.44m (13'0 x 8'0)

Bedroom 2

3.96m x 2.44m (13'0 x 8'0)

Bathroom









The  
next  
step..



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