

# Flat 2/1, 13 James Watt Way GREENOCK, PA15 2AD

OFFERS OVER £95,000



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## Property Description

James Watt Way is a modern waterfront development situated in the east periphery of Greenock town centre. This development was designed in line with the historic 'sugar sheds' and transforms this area with a mix of modern contemporary living with a reminder of Greenocks ship building and trade heritage. There are views from the lounge over the former industrial dock area which now caters mainly for the recreational sailor with the development of James Watt marina.

The accommodation on offer within consists of reception hallway with 2 cupboard storage areas.

The generously proportioned lounge is open plan to the kitchen and provides that contemporary vibe you would hope for from a modern waterfront home. The lounge has an arched glass door to the north west aspect which opens to a Paris balcony formation.

The kitchen has ample fitted floor and wall mounted storage units in light wood effect finish and set upon granite effect work surfaces with ceramic wall tiled splash back. Integrated units include a 4 ring gas hob, electric oven, stainless steel extractor hood, washing machine, fridge and freezer.

There are 2 bedrooms which are both set to the side aspect and have inbuilt wardrobe storage. Bedroom 1 has an en-suite with white 2 piece suite and double shower cubicle with wall mounted thermostatic shower.

The bathroom has a white 3 piece suite.

The property has gas central heating, double glazing, security entry and residents parking.

*This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale."*



## Measurements

Reception hallway

Lounge / kitchen (at widest point) 9.1 x 3.9 (29'10" x 12'10")

Bedroom 1 (at widest point) 4 x 2.9 (13'1" x 9'6")

En-suite 2.5 x 1.7 (8'2" x 5'7")

Bedroom 2 3 x 3 (9'10" x 9'10")

Bathroom 2.5 x 2 (8'2" x 6'7")

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## Travel Direction...

From Greenock town centre head east on the A8 following signs for Port Glasgow, at the roundabout at the McDonalds restaurant take the 2nd exit and continue east joining James Watt Way where the property at number 13 is located at the end of the development on the left hand side.



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please contact our office:

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Opening hours:

Weekdays 9am - 5.30pm

Saturday 10am - 1pm

**Note:** The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.