



**G/3, 11 JAMES WATT WAY, GREENOCK,  
PA15 2AD**

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## Description

This bright two bedroom GROUND FLOOR FLAT offers contemporary living in a highly desirable waterfront location. There are impressive rear views over the James Watt Dock which can be enjoyed from the lounge and both bedrooms. The property lies within well maintained communal grounds. Offers an ideal rental investment, plus would also suit first time buyers and the retired market.

There is allocated parking and additional communal visitor parking is available. Specification includes: double glazing, gas central heating and security door entry system. Lies close to Cartside railway station with a frequent service to Glasgow and the development allows direct access to the A8 ideal for commuters to Glasgow and further afield.

Impressive apartments comprise: welcoming Entrance Hallway with inbuilt cupboard. The rear facing Lounge has a feature arched window formation overlooking James Watt Dock.

The Kitchen Diner with side window offers a range of luxury maple style units, marble grey toned surface areas and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, fridge, integrated freezer and washer dryer. There is a space for table and chairs within this apartment.

There are two double sized Bedrooms. The 1st bedroom is an airy apartment with windows to the side and rear overlooking the dock, plus a bank of fitted wardrobes with beech style doors provide useful storage. The quality Bathroom with side window features a four piece suite comprising: semi pedestal wash hand basin, wc, bath and double sized shower cubicle with "Triton" shower. Specification also includes: heated towel rail and partial wall tiling.

Immediate inspection is essential for this modern flat within a popular waterfront development. EPC = C.

## Measurements

Hallway

Lounge

Kitchen Diner

Bedroom 1

Bedroom 2

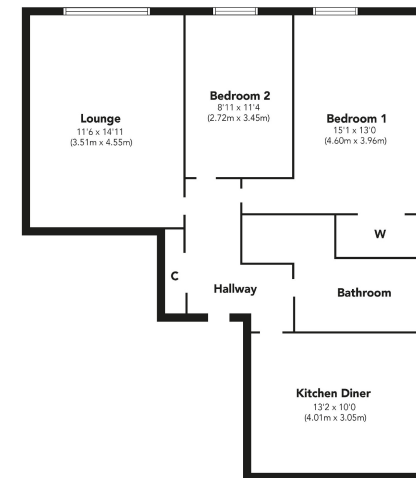
Bathroom

11'6 x 14'11 (3.51m x 4.55m)

13'2 x 10'0 (4.01m x 3.05m)

15'1 x 13'0 (4.60m x 3.96m)

8'11 x 11'4 (2.72m x 3.45m)



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd















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