



6 BALMORAL PLACE, GOUROCK, PA19 1AN





Description

Commanding excellent panoramic views over the River Clyde this bright two bedroom FIRST FLOOR FLAT lies within a desirable waterfront development. The impressive views span from Dunoon 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.

Set within well maintained communally maintained lawned grounds. Specification includes: refitted UPVC double glazing, gas central heating and security door entry system. There is a welcoming reception area and stairwell leading to the entrance door.

Apartments comprise: Entrance Hallway by timber door with two storage cupboards. 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 Kitchen has range of fitted units, work surfaces and splashback tiling. Appliances include: extractor hood, gas hob, electric oven, fridge and washing machine.

There are two double sized Bedrooms enjoying river views and benefiting from mirrored wardrobe storage. The quality refitted Shower Room features a three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and double sized shower cubicle. Specification also includes: wall tiling.

Must be viewed. EPC = C

Measurements

Reception Hallway

Lounge / Dining Room

Kitchen

Bedroom 1

Bedroom 2

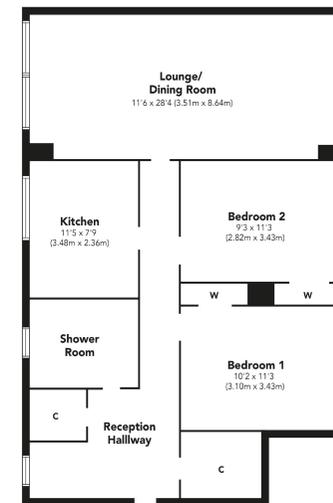
Shower Room

11'6 x 28'4 (3.51m x 8.64m)

11'5 x 7'9 (3.48m x 2.36m)

10'2 x 11'3 (3.10m x 3.43m)

9'3 x 11'3 (2.82m x 3.43m)



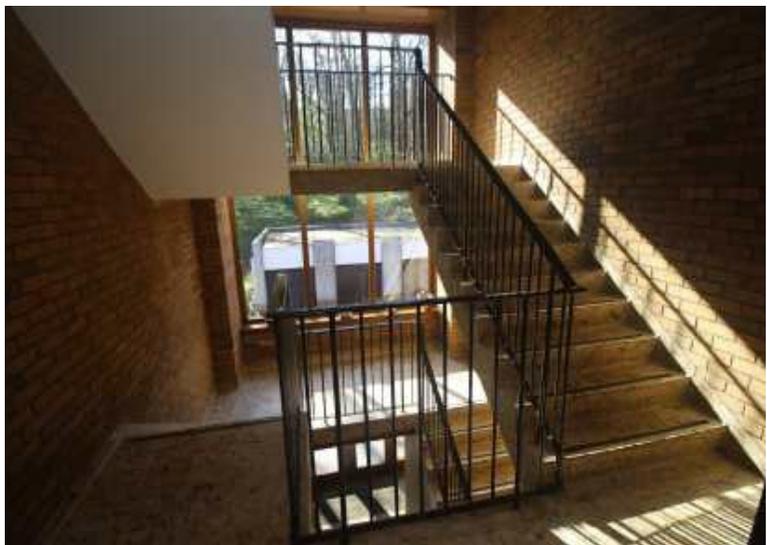
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