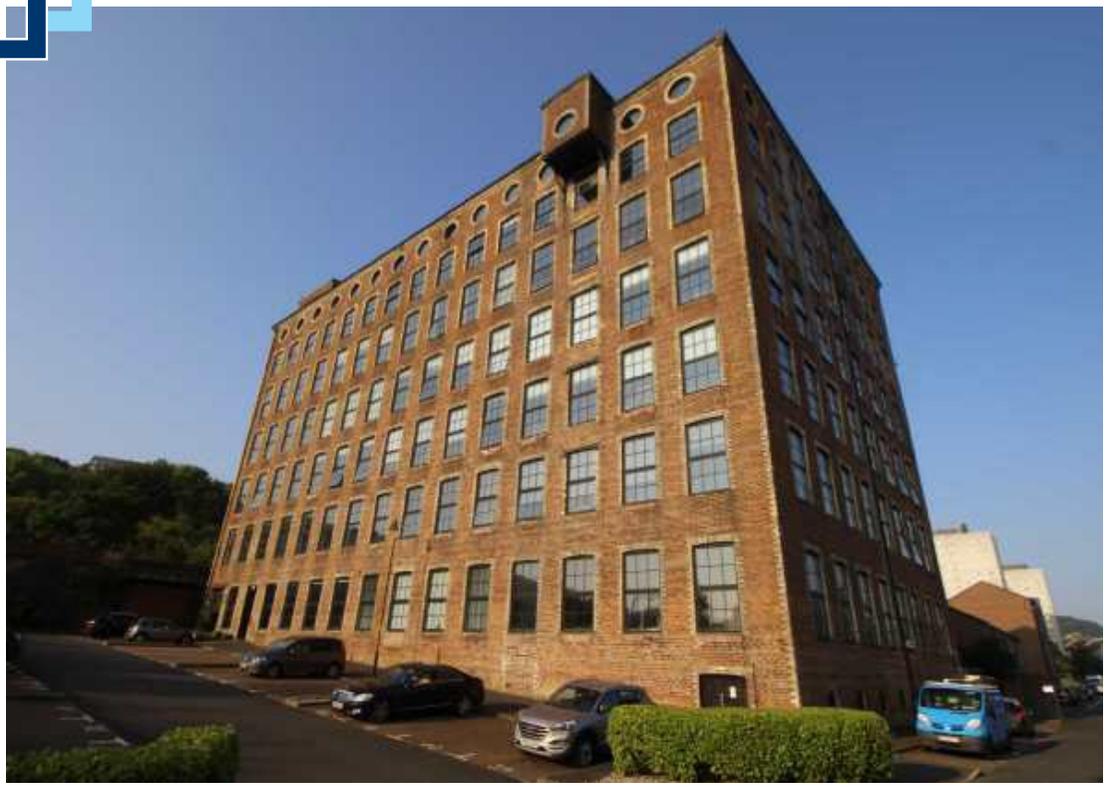




3/3, 1 GOUROCK ROPEWORKS, PORT
GLASGOW, PA14 5EN





Description

This very spacious character filled two bedroom THIRD FLOOR LOFT STYLE APARTMENT is set within the distinctive "Gourock Ropeworks" building which is an "A" listed property offering an unusually spacious and flexible stylish living space. Many original features have been retained including: exposed brick walls, vaulted ceilings, pillars and beams which add to the unique character of this property. The building was constructed circa 1860 and around fifteen years ago was converted to form loft style apartments. The large window formations provide rear views east over Port Glasgow and towards the River Clyde.

Features include: gas central heating with new higher capacity boiler installed in 2017 and double glazing. There are two allocated parking spaces. Lift or stair access is available to the flat. The building is protected by a security door entry system, plus we advised there is communal CCTV. There are well maintained communal grounds. Lies close to local amenities and transport facilities including Port Glasgow railway station with frequent rail service to Glasgow and the A8 allowing for easy access to the M8 which is ideal for commuters.

The outstanding accommodation comprises: spacious Reception Hallway with walk in storage cupboard with a sauna which is included in the sale, plus two further inbuilt cupboards. The incredibly spacious Lounge / Sitting Room, Kitchen/ Dining Room / is perfect for daily living, relaxing and entertaining. The current owner has created separate zones all offering their unique character and charm within this exceptionally bright apartment with three east facing large window formations.

There is a fitted kitchen with black high gloss work surfaces, solid beech work surfaces and splashback tiling. Appliances include: stainless steel gas hob and electric oven.

The Master Bedroom is a long apartment partially subdivided by a partition with storage space behind which leads to a dressing room with additional wardrobe storage. This then gives access to the Ensuite Shower Room with three piece suite comprising: vanity wash hand basin, wc and shower cubicle with spa jet shower, plus partial wall tiling.

There is a 2nd double sized Bedroom with front facing window formation and fitted wardrobe. The Boxroom is an ideal space for use as a home office. The generous sized Bathroom features a three piece suite comprising; wash hand basin, wc, spa bath with wall mounted TV. Additional features include: partial slate wall tiling.

Viewing is highly recommended for this opportunity to purchase a highly impressive third floor flat within this popular development. EPC = B.

Measurements

Reception Hallway

Lounge / Dining Area/ Kitchen 28'5 x 27'8 (8.66m x 8.43m)

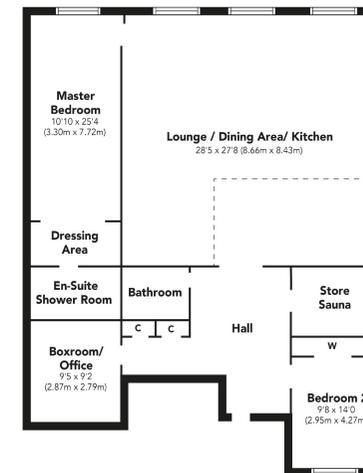
Master Bedroom 10'10 x 25'4 (3.30m x 7.72m)

Ensuite Shower Room

Bedroom 2 9'8 x 14'0 (2.95m x 4.27m)

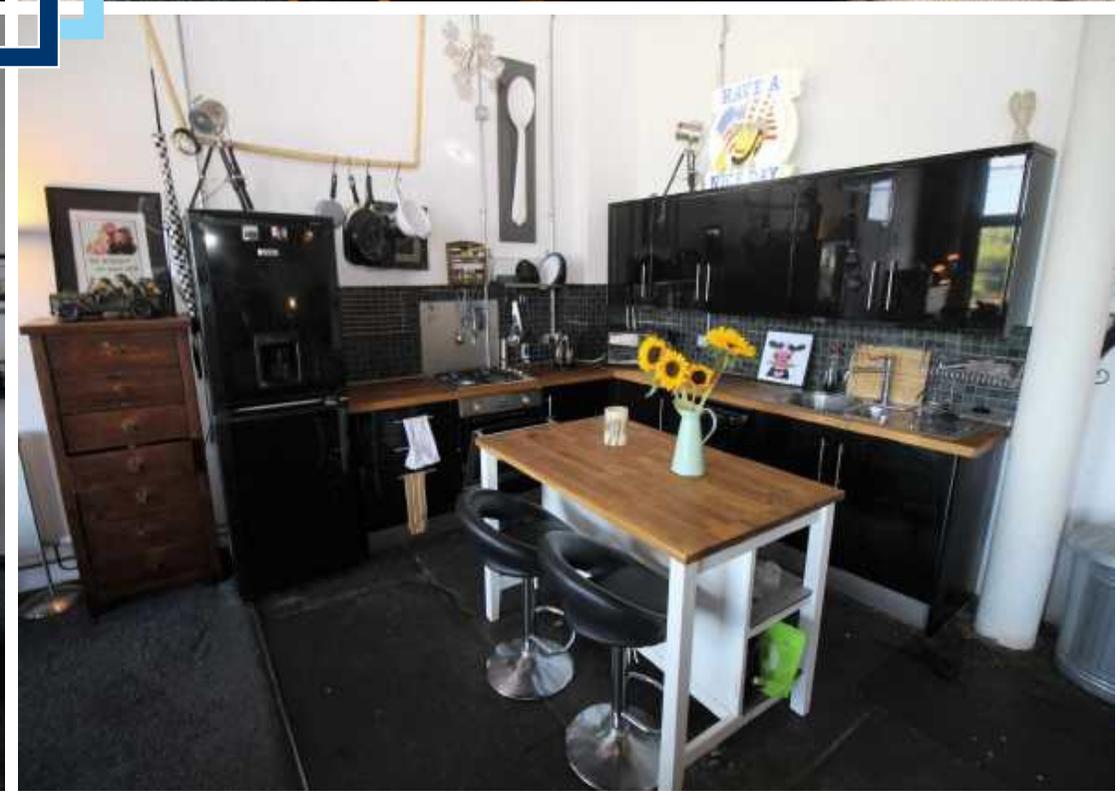
Boxroom 9'5 x 9'2 (2.87m x 2.79m)

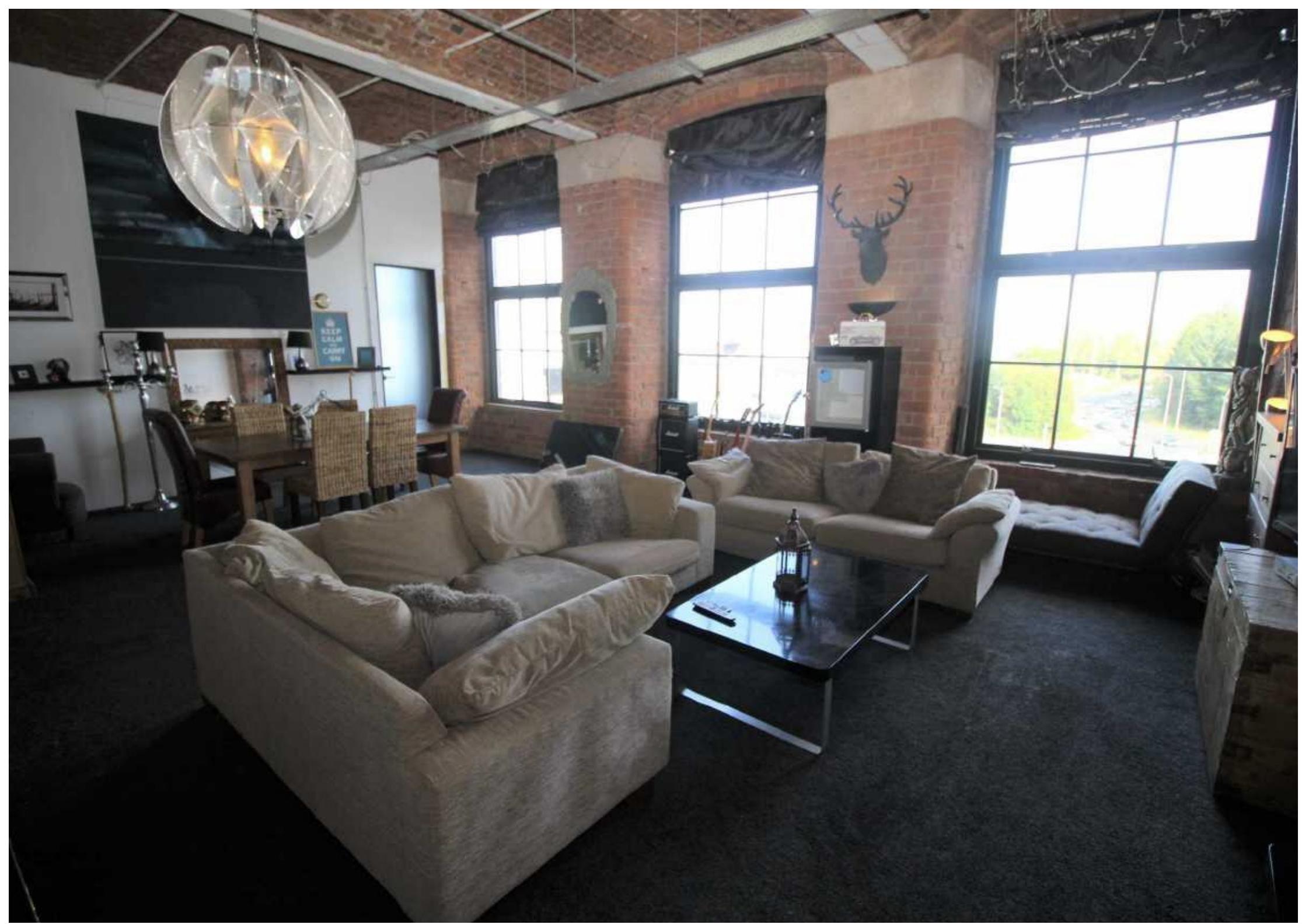
Bathroom

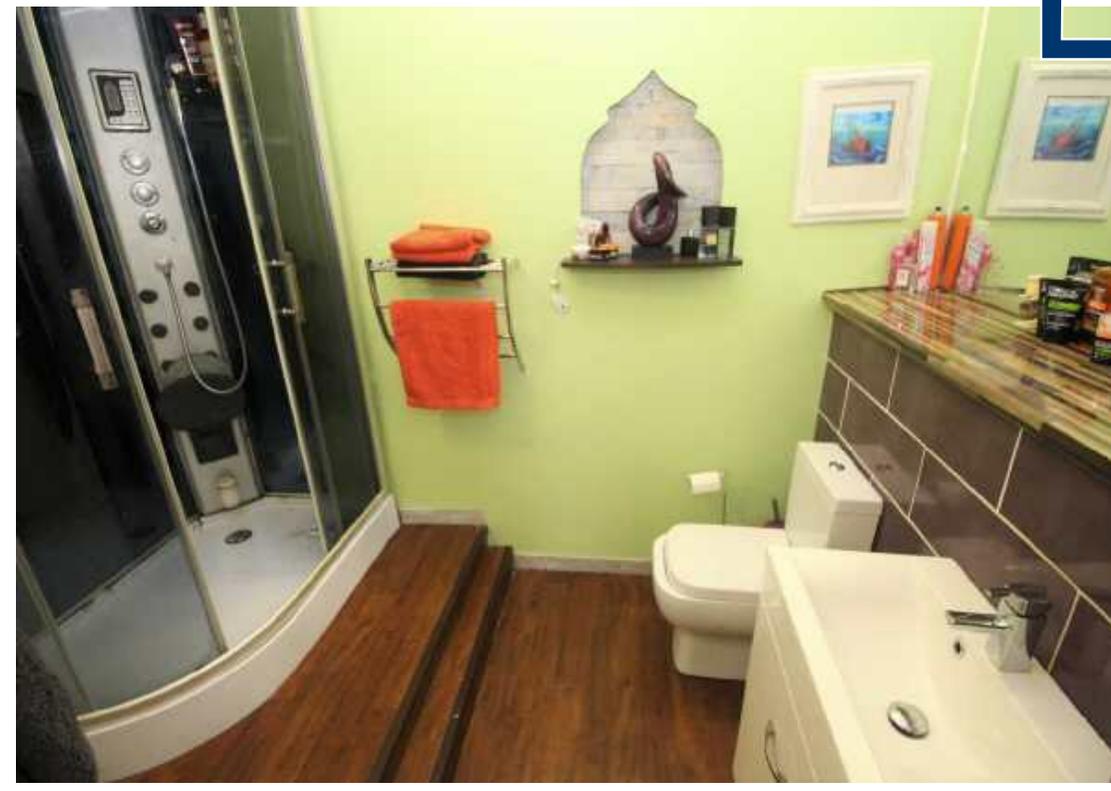
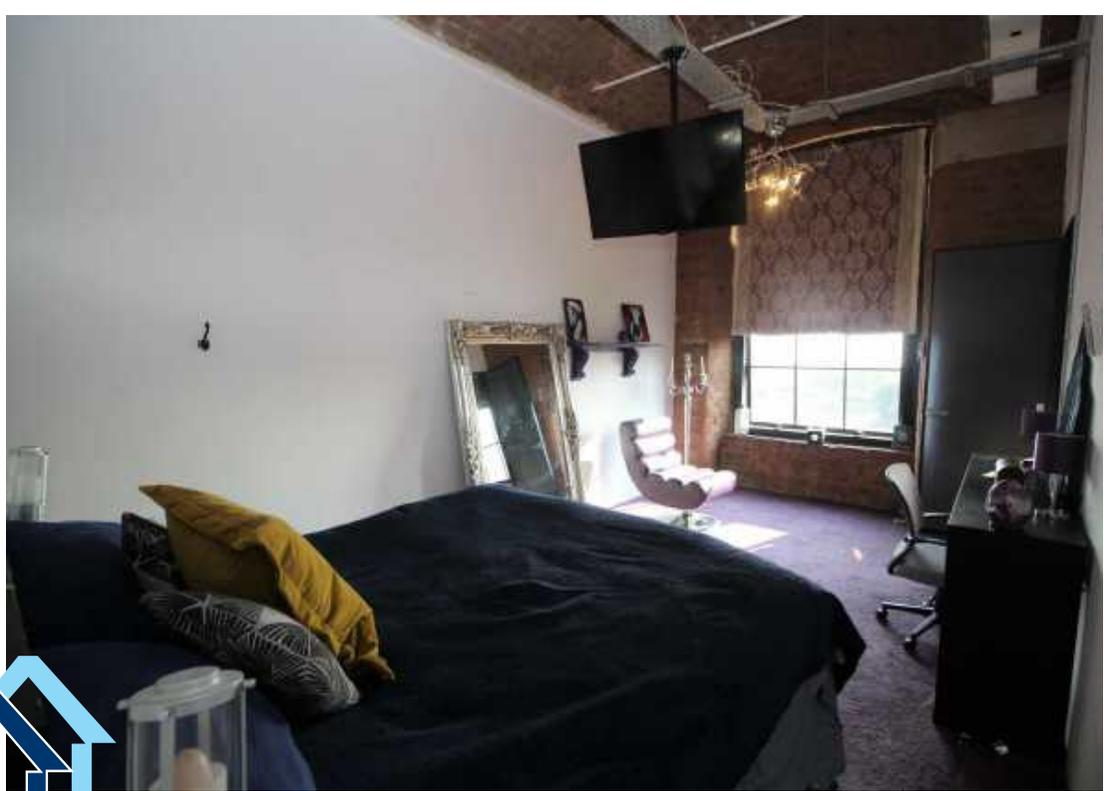
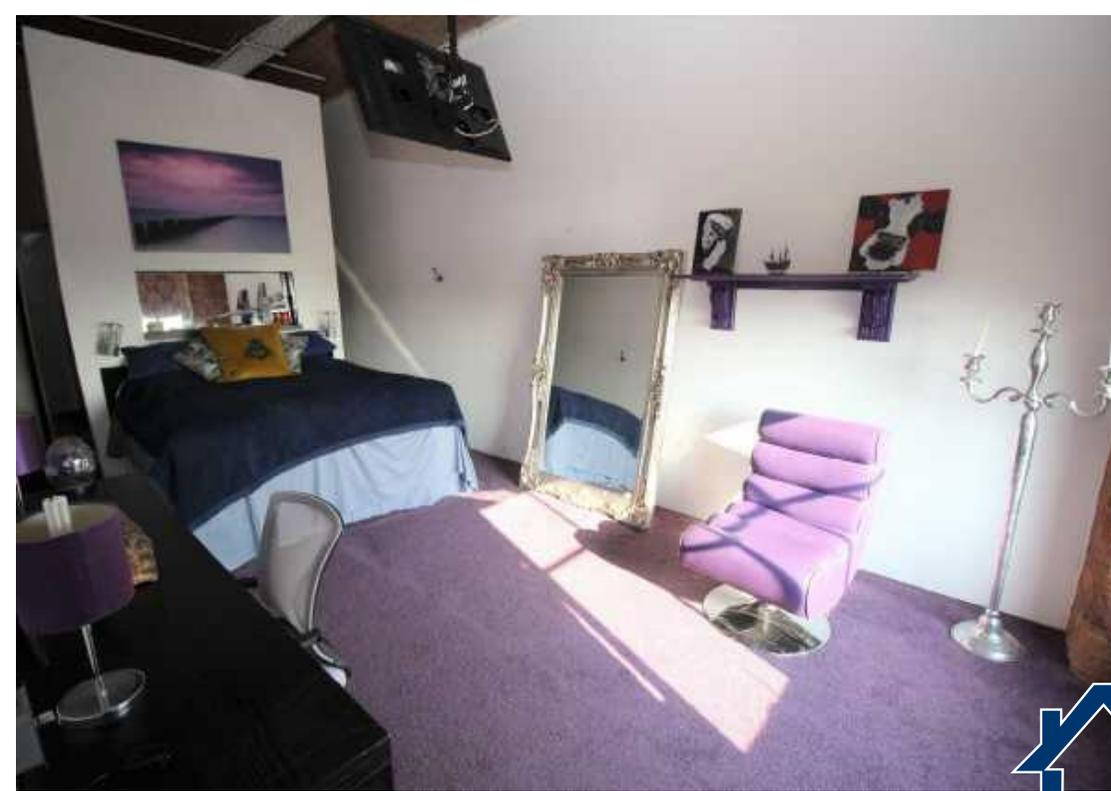


Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd











Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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next
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