



108, MANOR
CRESCENT, GOUROCK, PA19 1UP





Description

Closing date on Thursday 7th December at 11am

This is a rare opportunity to purchase a stunning, immaculately presented two bedroom FIRST FLOOR FLAT which has undergone extensive upgrading in recent years within this sought after waterfront location. There are enviable views towards Cardwell Bay and the River Clyde. The property lies close to local shops, amenities and transport facilities including Fort Matilda railway station with frequent service to Glasgow.

Specification includes: double glazing and gas central heating system which were both installed in the last six years. There is a private section of garden to the side of the entrance path with deck and selection of plants.. There is a south facing communal rear lawned drying green. A communal outbuilding offers shared storage.

Highly impressive apartments comprise: bright front facing Lounge with two light window overlooking the Cardwell Bay. This room benefits from a panelled ceiling with downlighters, focal point stone wall,, shelved alcove and fireplace.

The luxury refitted Kitchen Diner is a bright room with rear window and UPVC double glazed door. There is a range of quality high gloss units, grained style work surfaces and splashback tiling. Appliances include: modern extractor hood, gas hob, electric oven, integrated washer dryer and dishwasher. There is space for table and chairs within this apartment. A cupboard provides useful storage. An Inner Hallway leads to the other rooms within the flat and also has hatch to floored storage loft.

There are two double sized Bedrooms. The 1st bedroom enjoys views to the River Clyde. The luxury refitted Shower Room features a three piece suite comprising: vanity wash hand basin set in high gloss unit, wc and double sized shower cubicle with chrome style shower. Additional benefits include: chrome heated towel rail, wall and floor tiling.

Immediate inspection is advised. EPC = C.

Measurements

Kitchen Diner
2.44m x 5.05m (8'0 x 16'7)

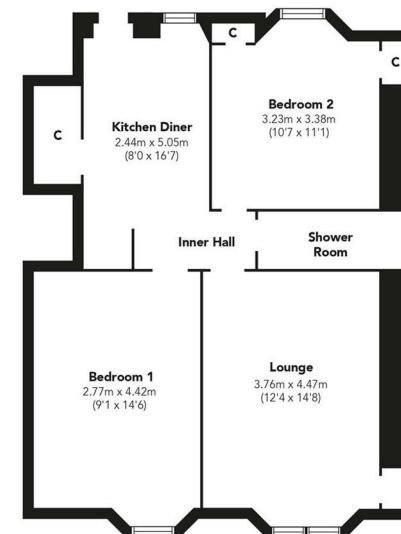
Inner Hall

Lounge
3.76m x 4.47m (12'4 x 14'8)

Bedroom 1
2.77m x 4.42m (9'1 x 14'6)

Bedroom 2
3.23m x 3.38m (10'7 x 11'1)

Shower Room



Floorplans are indicative only - not to scale
Produced by Plushplans 











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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