



1.1, 108, MANOR
CRESCENT, GOUROCK, PA19 1UP





Description

This is a rare opportunity to purchase a stunning, immaculately presented upgraded two bedroom FIRST FLOOR FLAT lying 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.

Impressive specification includes: double glazing and gas central heating system. There is a private section of garden to the side of the entrance path comprising a decked area. The communal rear lawned drying green is south facing and there is a compact paved private patio area. A communal outbuilding offers shared storage.

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

The luxury refitted Kitchen Diner is an airy 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: 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 offers a hatch leading to floored storage loft.

There are two double sized Bedrooms. The front facing 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 offering two shower heads. Additional benefits include: chrome heated towel rail, wall / floor tiling and decorative panelled ceiling with downlighters.

Immediate inspection is highly recommended EPC = C.

Measurements

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

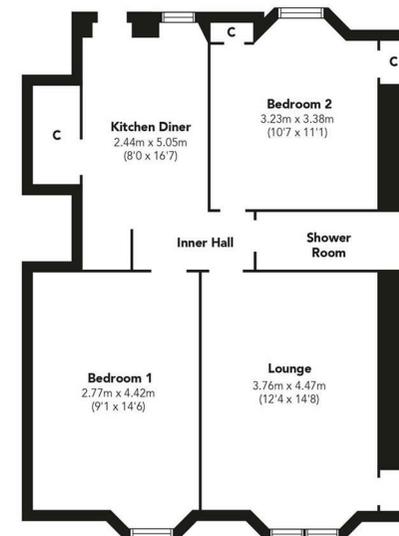
Inner Hall
2.34m x 1.17m (7'8 x 3'10)

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 











The next step..



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