



**FLAT 6, CASTLE LEVAN MANOR, CLOCH
ROAD, GOUROCK, PA19 1AY**



 **neillclerk**
ESTATE AGENTS



Description

Enjoying a desirable waterfront location set back from Cloch Road accessed by a sweeping driveway and lying in attractive communally maintained grounds this beautifully presented, comprehensively upgraded two bedroom MAIN DOOR FLAT offers an elegant spacious home within a "B" listed property. A particular feature is the private entrance stair leading to the private entrance door. Luxury finishes include the outstanding refitted dining kitchen, ensuite shower room and main shower room.

Superb panoramic views to the River Clyde spanning from Dunoon to the Holy Loch, continuing to the entrance to Loch Long with the Argyllshire hills forming an impressive backdrop with the westerly aspect perfect for enjoying summer sunsets. Features include: double glazing, gas central heating, hardwood flooring and window shutters. There is allocated parking plus shared visitor parking.

Impressive apartments comprise: Entrance Vestibule by glazed door which leads by further glazed door to the welcoming Reception Hall which has three inbuilt cupboards. The bright spacious Lounge offers a bay window formation and feature fireplace with electric fire. There is a luxury refitted Dining Kitchen featuring quality high gloss grained style units and solid quartz work surfaces. Appliances include: stainless steel gas hob, electric oven, oven/microwave and integrated dishwasher. The Utility Room features white fitted units, grey toned work surfaces and splashback tiling.

The double sized Master Bedroom is an airy room with windows to the side and rear plus walk in fitted wardrobe. There is a luxury refitted quality Ensuite Shower Room with vanity wash hand basin, wc and double sized shower cubicle. Benefits include: vertical radiator and wet wall panelling. There is a 2nd double sized Bedroom with fitted wardrobe. The luxury refitted Shower Room offers a three piece suite including: feature vanity wash hand basin, wc and double sized shower cubicle.

Must be viewed. EPC = C

Measurements

Entrance Vestibule

Reception Hallway

Lounge

6.50m x 5.18m (21'4 x 17'0)

Dining Kitchen

5.64m x 5.84m (18'6 x 19'2)

Utility Room

3.02m x 1.37m (9'11 x 4'6)

Master Bedroom

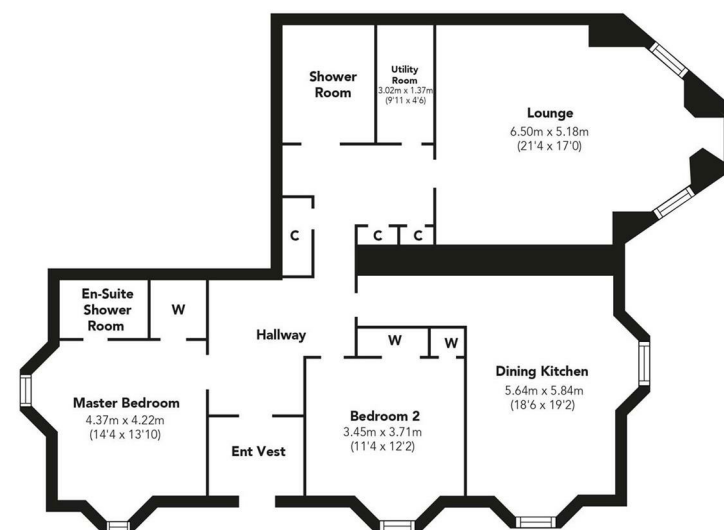
4.37m x 4.22m (14'4 x 13'10)

Ensuite Shower Room

Bedroom 2

3.45m x 3.71m (11'4 x 12'2)

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.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

The
next
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)