



**10, BALMORAL PLACE, CLOCH
ROAD, GOUROCK, PA19 1AN**





Description

CLOSING DATE ON TUESDAY 18TH JUNE AT 11AM

Commanding excellent panoramic views over the River Clyde this well presented and bright two bedroom GROUND FLOOR FLAT lies within a desirable waterfront development. The impressive views span from Hunters Quay to the Holy Loch continuing to Loch Long and Kilcreggan. The westerly aspect is perfect for enjoying summer sunsets over Argyll. Particular features include the refitted shower room and gas boiler which was replaced in 2023.

Set within well maintained communally maintained lawned grounds. Specification includes: double glazing (windows were replaced c. 2016), gas central heating and security door entry system. There is a welcoming reception area leading to the entrance door.

Apartments comprise: Entrance Hallway by timber door with two inbuilt storage cupboards and front facing window. There is an airy, spacious dual aspect Lounge / Dining Room with front and rear windows which offers an excellent space for relaxing/entertaining with family and friends. The front facing Kitchen has range of soft cream fitted units, marble effect work surfaces and splashback tiling. Appliances include: extractor hood, electric ceramic hob, oven, integrated fridge/freezer, dishwasher and recently installed washer/dryer.

There are two double sized Bedrooms which both enjoy river views and benefit from wardrobe storage. The refitted quality Shower Room features a three piece suite comprising: pedestal wash hand basin, wc and double sized shower cubicle with chrome style shower. Specification also includes: wall/flooring tiling, plus a chrome style heated towel rail.

This spacious waterfront home must be viewed. EPC = C

Measurements

Hallway

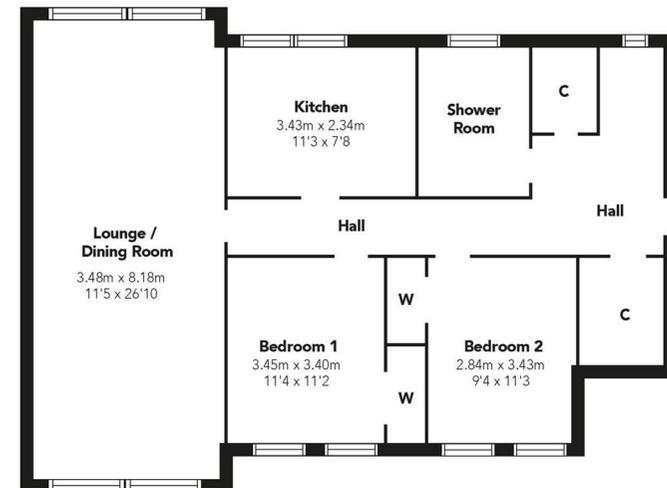
Lounge / Dining Room
3.48m x 8.18m (11'5 x 26'10)

Kitchen
3.43m x 2.34m (11'3 x 7'8)

Bedroom 1
3.45m x 3.40m (11'4 x 11'2)

Bedroom 2
2.84m x 3.43m (9'4 x 11'3)

Shower Room

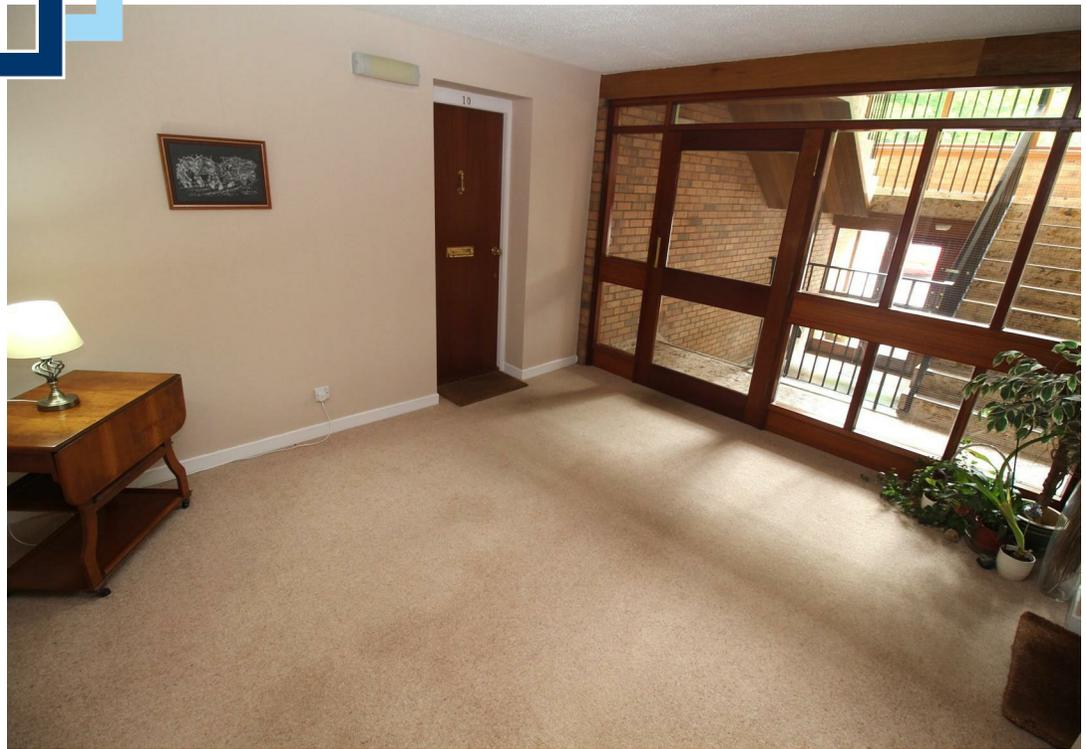
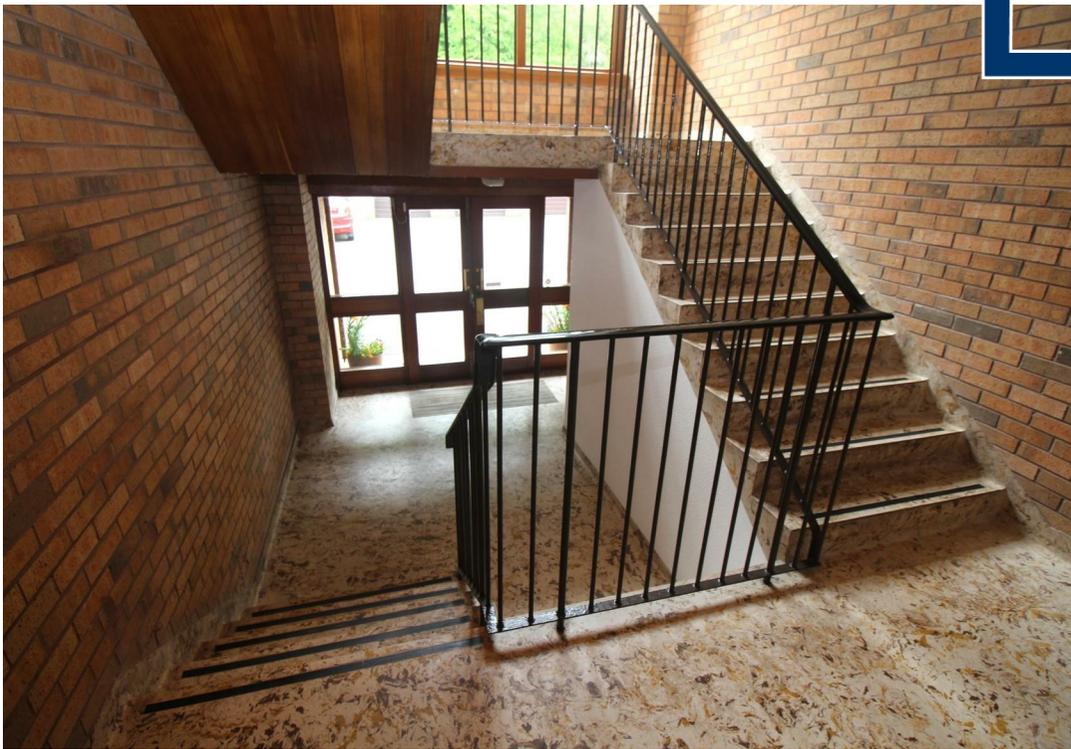


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