




McEwan Fraser Legal
Solicitors & Estate Agents
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3/3, 45 Crunes Way
KINGSTON DOCK, GREENOCK, INVERCLYDE, PA15 2WN



The Location

Located within the popular Kingston Dock Estate, Crunes Way is situated close to all local amenities including both Tesco Extra Store & schooling, within 5 minutes walk of Port Glasgow Town Centre. Other shopping facilities include the Oak Mall and a number of bars and restaurants

nearby. Leisure facilities can be found in Greenock including a large gym, curling and ice rinks together with swimming pool. Local swimming pool located 5 minutes from your doorstep.

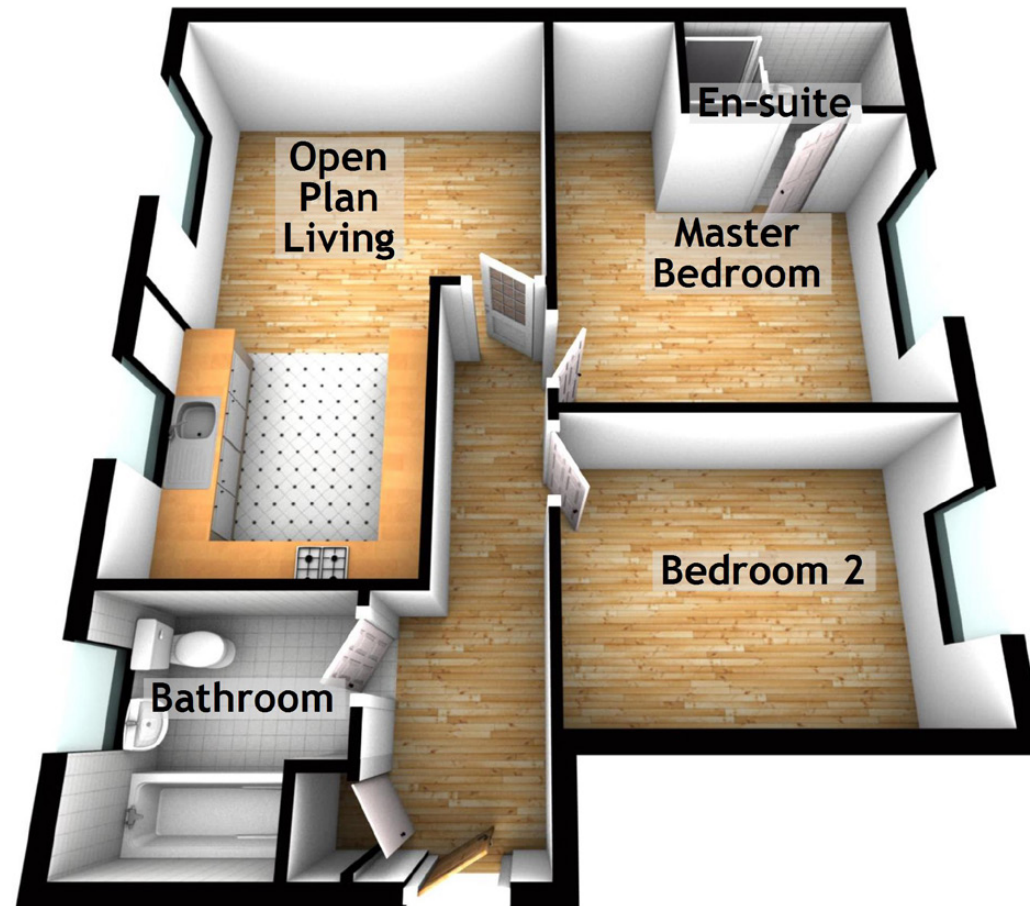


This fabulous apartment is located within a handsome building which enjoys an enviable, elevated position to create a spacious, low maintenance, design-led property that oozes modern living. The property commands an excellent internal specification, that is a spacious, well-designed apartment which may be of particular interest to a professional couple seeking an easily managed property centrally placed for shops, bars, restaurants and road links or perfect for first-time buyer(s).

The perfect apartment for entertaining is the open-plan kitchen which extends into the well-proportioned living space, ensuring that the chef is never far away from the party. The kitchen is a feast of modern, minimalistic chic, with streamlined work surfaces over flush unit doors in natural tones and a range of integrated appliances - meaning it's

equipped for convenience and functionality. The extensive glazing in this zone makes the most of the natural light to create a modern and contemporary ambience. Clear, crisp and contemporary styling continues into the two bedrooms, both with a range of furniture configurations and space for additional furniture if required. The master bedroom is further complemented with an impressive ensuite. The sleek three-piece main bathroom suite completes the impressive accommodation internally. The property is serviced by gas central heating which ensures a warm yet cost-effective way of living all year round. Residents can also enjoy further peace of mind with a door entry handset.

Lifestyle is highly regarded within the development, which features private residents parking, and well-kept communal grounds.



The Details

Approximate Dimensions
(Taken from the widest point)

Open Plan Living	5.80m (19') x 3.80m (12'6")
Master Bedroom	4.40m (14'5") x 3.60m (11'10")
En-suite	2.30m (7'7") x 1.20m (3'11")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")
Bathroom	2.20m (7'3") x 2.20m (7'3")

Gross internal floor area (m²): 57m²

EPC Rating: B

Extras (Included in the sale): Carpets, floor coverings, curtains, blinds, light fixtures and fittings.

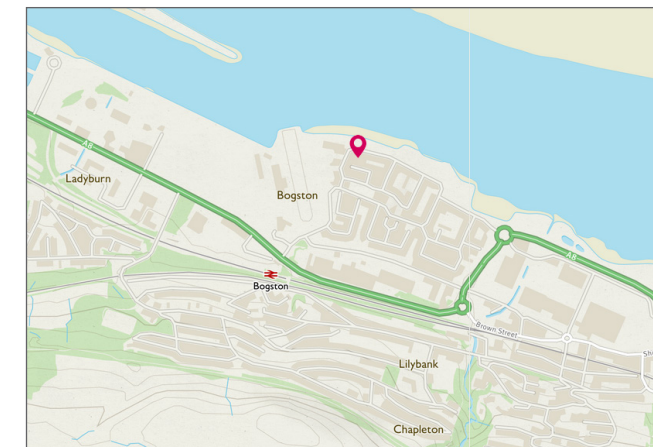


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VIEW FROM PROPERTY



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