

Flat 1/2 11 James Watt Way

GREENOCK, INVERCLYDE, PA15 2AD



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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McEwan Fraser Legal is delighted to present this exquisite 1 bedroom flat, boasting a captivating open-plan kitchen and a stunning shower room. Located in a desirable development, this property is a haven of contemporary elegance and comfort.

Upon entering, you are greeted by a welcoming hallway which gives access to



all apartments. The spacious and airy living area seamlessly blends the living, dining, and kitchen spaces.

Natural light dances through the large windows, illuminating the room and creating a warm ambience throughout. The open-plan design allows effortless entertaining, ensuring you never miss a moment with your guests.





The kitchen itself is a true masterpiece, featuring modern appliances, sleek cabinetry, and ample countertop space. Whether you're a culinary enthusiast or simply enjoy cooking the occasional meal, this kitchen provides the perfect backdrop for unleashing your inner chef.







The bedroom is a tranquil sanctuary, designed with your relaxation in mind. The well-appointed space offers a cozy retreat, allowing you to unwind and recharge after a long day. The neutral color palette and carefully selected furnishings create a serene atmosphere conducive to restful nights.







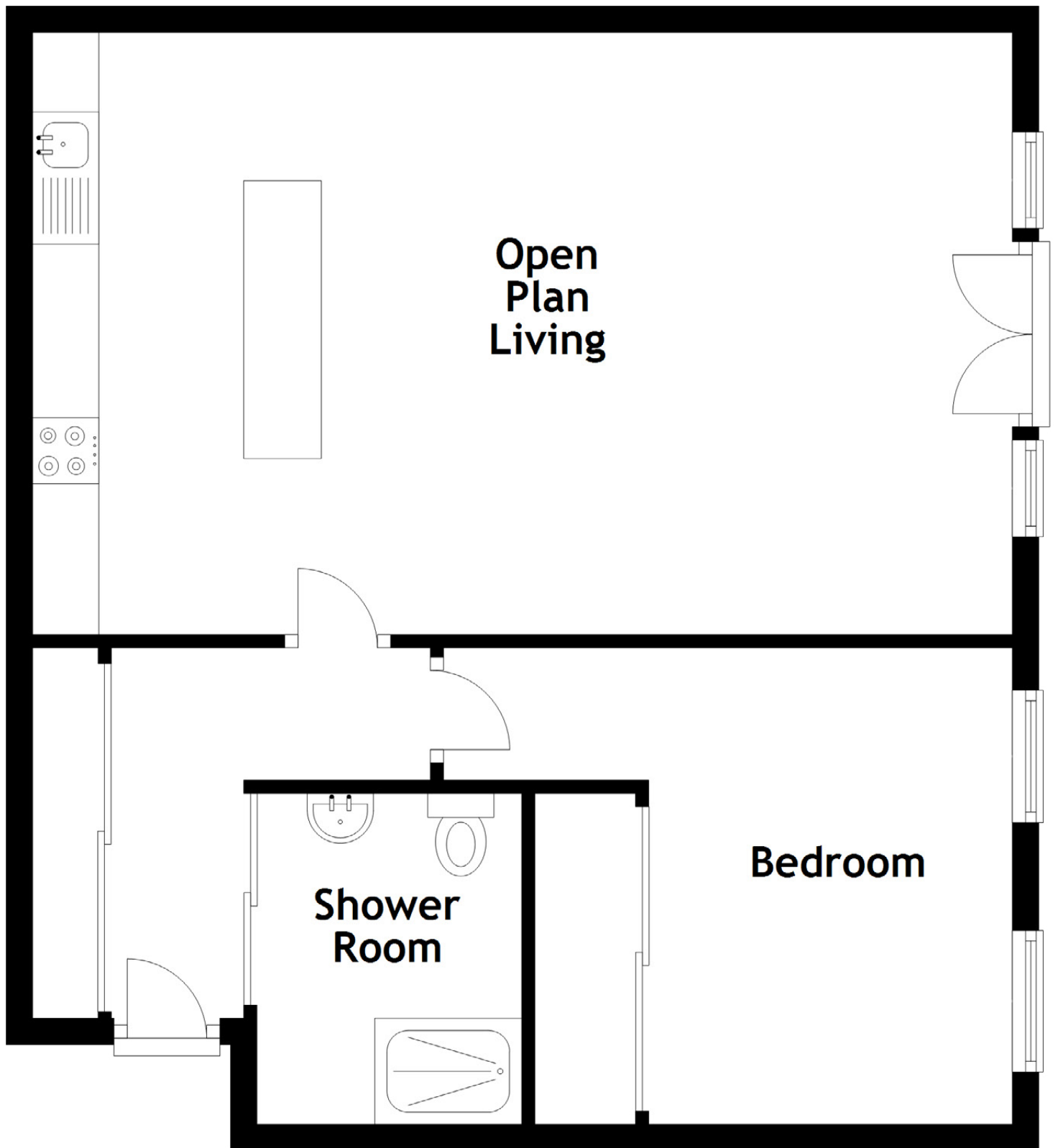
Prepare to be dazzled by the stunning shower room. Impeccably designed, it showcases contemporary fixtures and finishes, including a spacious walk-in shower, elegant vanity, and luxurious tiling. Every detail has been carefully considered to provide a truly indulgent bathing experience.





Details





Approximate Dimensions

(Taken from the widest point)

Open Plan Living	7.40m (24'3") x 4.55m (14'11")	Gross internal floor area (m ²): 61m ²
Bedroom	4.30m (14'1") x 3.60m (11'10")	EPC Rating: B
Shower Room	2.50m (8'2") x 2.00m (6'7")	Buyer's Premium Value: £2200

Overall, this 1 bedroom flat with an open-plan kitchen and stunning shower room represents a harmonious blend of style, functionality, and comfort. With its modern design, convenient location, and luxurious features, it presents an exceptional opportunity to experience contemporary living at its finest.

Don't miss out on the chance to call this remarkable property your own.

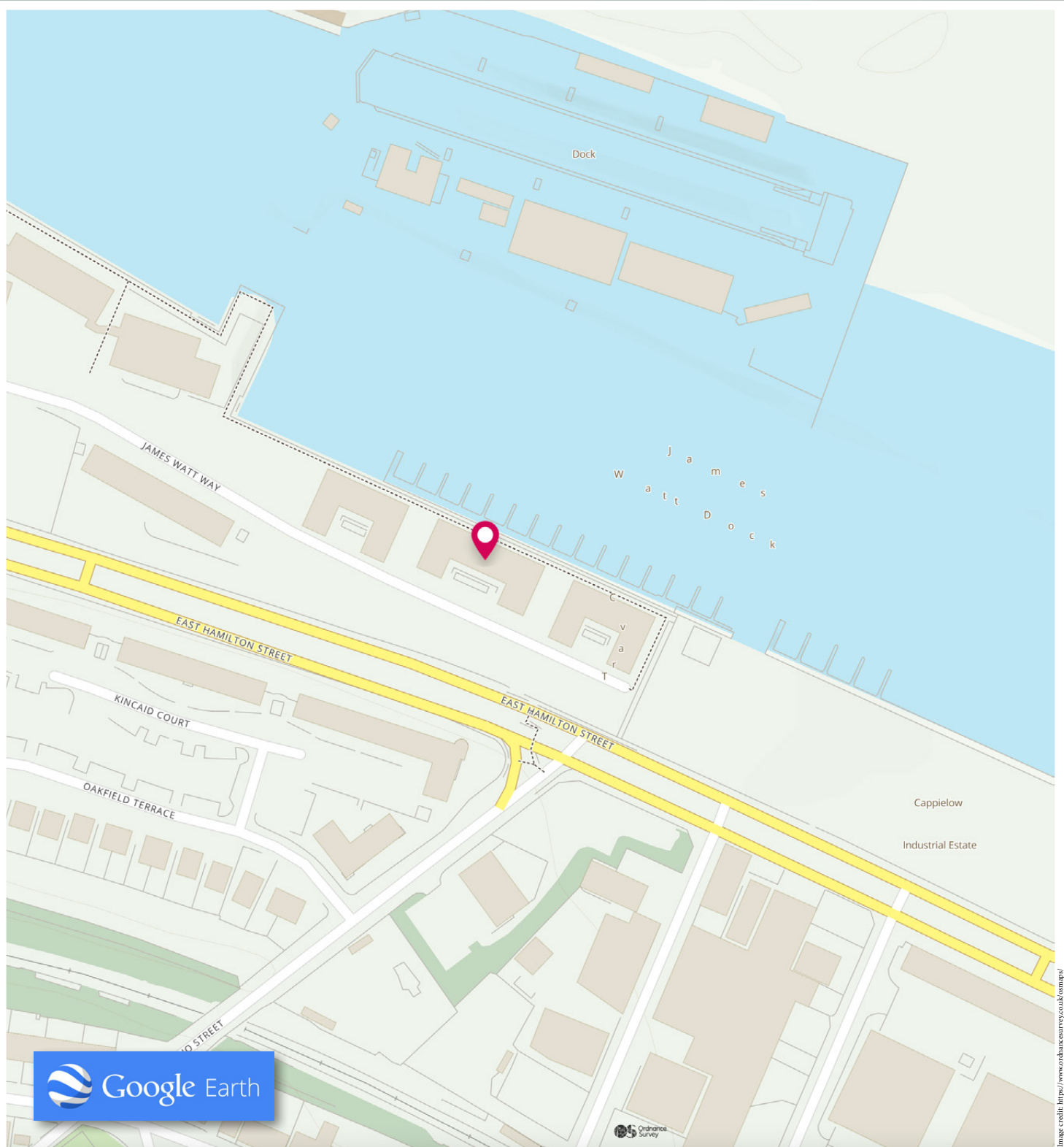




Greenock has a fantastic range of local amenities, a number of high street stores, retail parks and superb shopping facilities within the town centre. There is primary and secondary schooling, and nursery care nearby. Also nearby is Gourock town centre, the Royal Gourock Yacht Club, as well as the Royal West of Scotland Amateur Boat Club and Kip Marina.

Within walking distance, is the local Railway Station allowing for direct travel to Glasgow City Centre, as well as other destinations. There is a regular ferry service from Gourock and Wemyss Bay, allowing for travel to Dunoon and Rothesay. Adjacent to Greenock, access is gained to the M8 motorway which allows for travel to Glasgow International Airport, city centre and all other destinations.

The Location



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Text and description
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Surveyor



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CRAIG DEMPSTER
Photographer



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Designer

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