

# Flat 2/1, 12 Hollybush Lane

PORT GLASGOW, INVERCLYDE, PA14 6QZ



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



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McEwan Fraser Legal is delighted to present this magnificent two-bedroom luxury apartment, which enjoys spectacular panoramic views across the Clyde Estuary toward the picturesque hills of Loch Lomond and the Trossachs National Park.

On entry, you're welcomed into a spacious and well-lit hallway with built-in storage and access to all rooms. Straight ahead, the heart of the home is the open-plan kitchen and living area, which is a bright and stylish space ideal for both everyday living and entertaining. The modern kitchen features soft-close units, integrated appliances, a gas hob, and LED lighting set into the skirting for a contemporary touch. The lounge area is well laid out with space for two sofas and a dining table, all positioned to take full advantage of the incredible views. Patio doors open onto a private balcony, a perfect spot for morning coffee or evening relaxation.



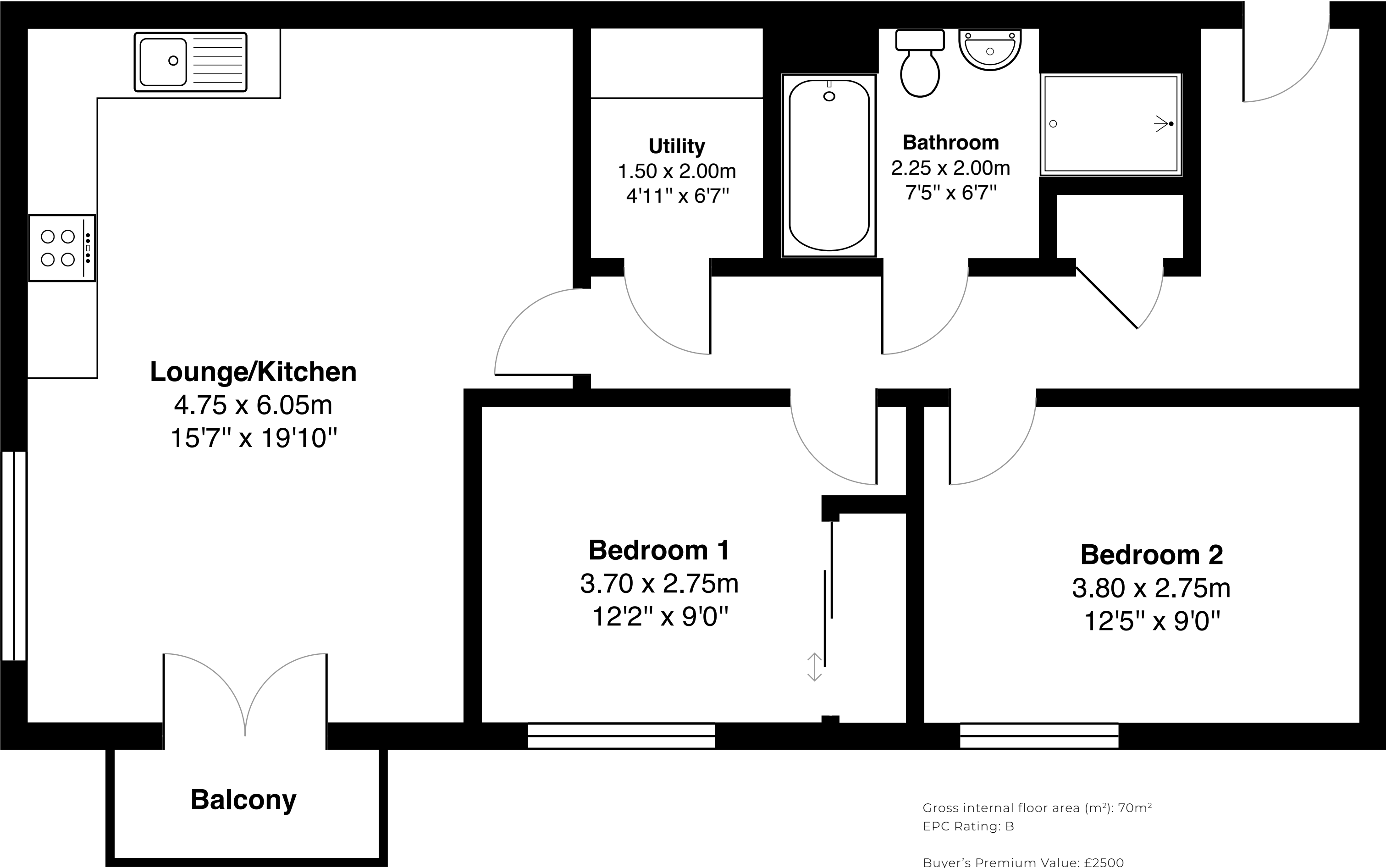






Both bedrooms are exceptionally spacious doubles, filled with natural light. The primary bedroom benefits from a built-in wardrobe and offers ample room for additional furniture. The second bedroom is equally generous and could be used as a guest room, office or nursery.

The main bathroom is finished to a high standard and includes a full-sized bath, a separate shower cubicle, WC and basin. A separate utility room provides additional storage and space for laundry appliances, helping keep the living areas neat and functional.







The property is in excellent condition throughout and truly ready to move into; perfect for buyers seeking low-maintenance, high-comfort living in a peaceful setting.

Further features include gas central heating, double glazing, a secure entry system, residents' parking and well-maintained communal grounds.

This is a beautifully finished modern apartment in a sought-after development, offering both space and standout views in equal measure.



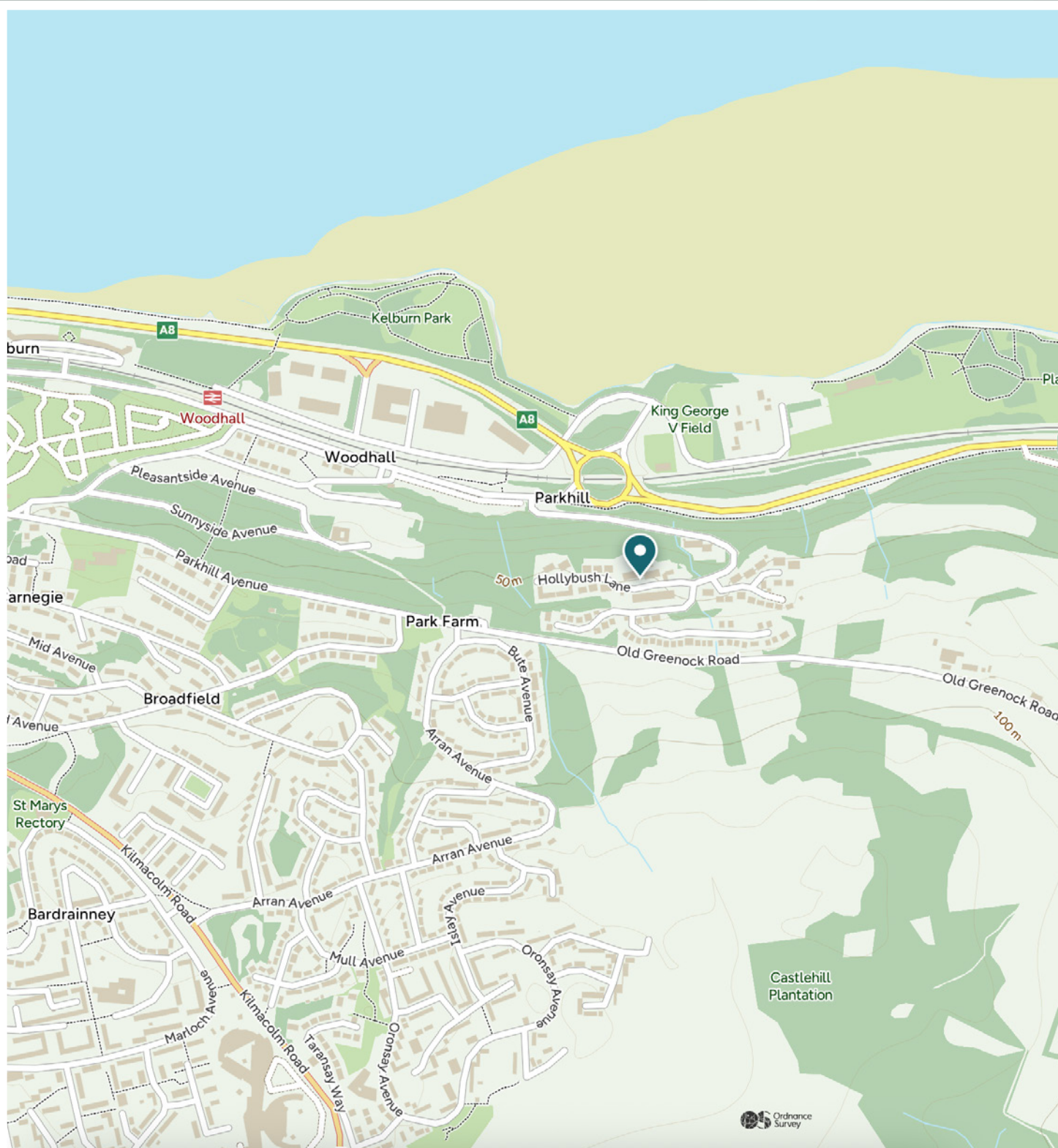


The property is situated in the popular Castlebank estate, a modern residential development in Port Glasgow known for its open outlooks and riverside walks. This peaceful neighborhood is surrounded by scenic views of the River Clyde and offers easy access to local amenities, schools and transport links.

Port Glasgow retail park is only a short drive away and includes major supermarkets, high-street retailers and eateries. Outdoor enthusiasts will enjoy the nearby countryside and Clyde-side paths, with access to walking and cycling routes right on the doorstep.

There are regular train services from Port Glasgow to Glasgow Central, and road links via the A8 and M8 make commuting straightforward. The wider Inverclyde area offers a mix of coast and countryside, with good local schools and a welcoming community feel.





# McEwan Fraser Legal

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