



Located in a sought after area this **FIRST FLOOR APARTMENT** offers spacious living with views towards the Docks. Gas central heating and double glazing throughout. Secured entry. Allocated parking to the rear.

**FLAT 1/1, 6 JAMES WATT WAY, GREENOCK PA15 2AN**

**Offers Over: £140,000**

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## FLAT 1/1, 6 JAMES WATT WAY, GREENOCK PA15 2AN

Located in a sought after area this FIRST FLOOR APARTMENT offers spacious living with views towards the Docks. Gas central heating and double glazing throughout. Secured entry. Allocated parking to the rear.

Welcoming hallway giving access to all accommodation and consisting of three storage cupboards. Fabulous sized lounge to the front featuring balcony allowing fantastic views towards the Docks. Tastefully decorated with complementing floor. Modern fitted kitchen hosting a variety of wall and base units providing ample work and storage space. Integrated appliances include the fridge/freezer, electric hob and oven, extractor hood and dishwasher.

The property benefits from two good sized double bedrooms both with fitted wardrobes. Both bedrooms are located to the rear of the property with modern décor. The master bedroom has the added benefit of an ensuite shower room comprising w.c., wash hand basin and shower unit.

Family bathroom hosting w.c., wash hand basin and bath. Early viewing of the property is highly recommended to appreciate the fantastic accommodation on offer.

Close to all local amenities including shopping and transport. Cartside railway station is within walking distance to the property providing regular train service to Glasgow City Centre. Greenock's Oak Mall is a 15 minute walk with the new retail park at Port Glasgow just 10 minutes by car or local transport.

### ACCOMMODATION

Lounge - 6.11m(20'0")approx x 3.85m(12'6")approx.

Kitchen - 3.97m(13'0")x2.32m(7'6")approx.

Bedroom one - 3.45m(11'3")x3.39m(11'1")approx.

Ensuite shower room - 2.41m(7'9")x1.21m(3'9")approx.

Bedroom two - 4.34m(14'2")x2.73m(8'9")approx.

Bathroom - 2.37m(7'7")x1.99m(6'5")approx.

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.