



**2.2, 26, ESPLANADE, GREENOCK, PA16  
7RU**







## **Description**

This beautifully presented, upgraded one bedroom SECOND FLOOR FLAT is set within an exclusive West End development set back from the much admired waterfront at Greenock's Esplanade. The property is situated in well maintained communal grounds. There is a private garage providing parking for one car located to the rear of the property.

Specification includes: security door entry system, double glazing and gas central heating. Envious superb panoramic views extend beyond the Esplanade to the River Clyde spanning from the Rosneath Peninsula in the West, continuing towards Helensburgh and the Erskine Bridge in the east, with the hills forming an impressive backdrop. This is the perfect location for watching the cruise liners arrive in Greenock from around the world.

The highly impressive stylish apartments comprise: Entrance Hallway by single glazed timber door with bank of mirrored fronted storage cupboards. The spacious front facing Lounge has a feature bay window formation with enviable panoramic views to the River Clyde. There is a quality refitted Kitchen with side window offering partial river views, white high gloss units, grey slate effect work surfaces and wall tiling. Appliances include: stainless steel chimney extractor hood, gas hob and electric oven. There is space for a table and chairs within this room.

There is a bright rear facing double sized Bedroom with bank of fitted wardrobes providing generous storage. The quality refitted Shower Room with side window features a three piece suite comprising: vanity wash hand basin, wc and double sized shower cubicle with chrome style shower. There is a mix of wet wall panelling and wall tiling, plus chrome style heated towel rail.

Early viewing is essential for this rare opportunity to purchase a waterfront home in this popular development. EPC = C.

## **Measurements**

Hallway

Lounge

3.56m x 6.17m (11'8 x 20'3)

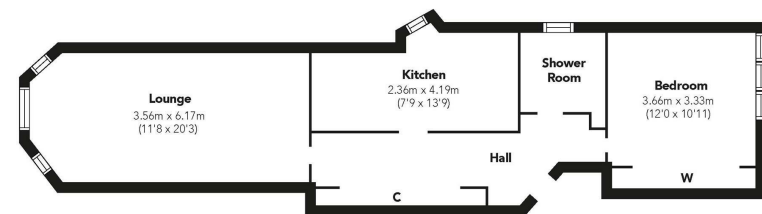
Kitchen

2.36m x 4.19m (7'9 x 13'9)

Bedroom

3.66m x 3.33m (12'0 x 10'11)

Shower Room



Floorplans are indicative only - not to scale  
Produced by Plushplans





















**Agents Notes:**

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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