



6/2, 1 GOUROCK ROPEWORKS, PORT  
GLASGOW, PA14 5EN







## Description

This very spacious, unique two bedroom PENTHOUSE LOFT STYLE APARTMENT is set within the distinctive "Gourock Ropeworks" building which is an "A" listed property offering an unusually spacious and flexible stylish living space with the lounge/dining room/kitchen / living room area over 53 ft long. Many original features have been retained including: exposed brick walls, pillars and beams which add to the unique character of this property which was built circa 1860. Around fifteen years ago the building was converted to form loft style apartments. Excellent elevated views extend over Port Glasgow towards Coronation Park and the River Clyde and can be enjoyed from the multiple porthole window formations in the main living area.

Features include: gas central heating, double glazing, "Karndean" flooring. There is are two allocated parking spaces. Lift or stair access is available to the flat. The building is protected by a security door entry system, plus their is communal CCTV. There are well maintained communal grounds. Lies close to local amenities and transport facilities including Port Glasgow railway station with frequent rail service to Glasgow and the A8 allowing for easy access to the M8 which is ideal for commuters.

The outstanding accommodation comprises: spacious "L" shaped Entrance Hallway with two inbuilt cupboards. Glazed double doors with side panels lead to the incredibly spacious Lounge / Kitchen/ Dining Room / Living Room is a very large area perfect for daily living, relaxing and entertaining which the current owner has created separate zones all offering their unique character and charm. There are window seating areas within some of the porthole windows.

There is a fitted kitchen with solid beech work surfaces, island unit and light grey units. Appliances include: electric induction hob, electric oven, integrated fridge, fridge/freezer, wine cooler and dishwasher. The Utility Room / WC compartment features a double glazed skylight window, plus is plumbed for a washing machine and benefits from work surface areas, plus shelved storage. There is a pedestal wash hand basin and wc.

The 1st double sized Bedroom can be accessed from either the hall or the lounge with two porthole windows and inbuilt cupboard. There is a 2nd double sized Bedroom with skylight double glazed window formation. The Shower Room benefits from a quality three piece suite comprising; pedestal wash hand basin, wc and double sized shower cubicle with chrome style shower. Additional features include: partial wall tiling, tiled floor and heated towel rail.

Viewing is highly recommended for this unique opportunity to purchase a stunning penthouse flat within this development. EPC = C

## Measurements

Hallway

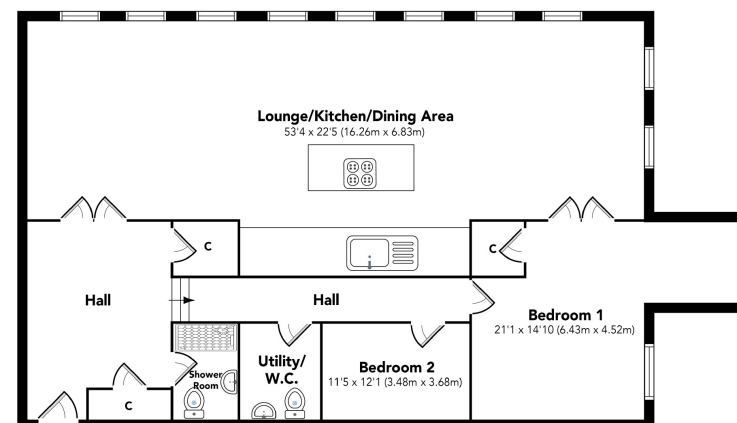
Lounge / Kitchen / Dining Area 53'4 x 22'5 (16.26m x 6.83m)

Utility Room / WC

Bedroom 1 21'1 x 14'10 (6.43m x 4.52m)

Bedroom 2 11'5 x 12'1 (3.48m x 3.68m)

Shower Room

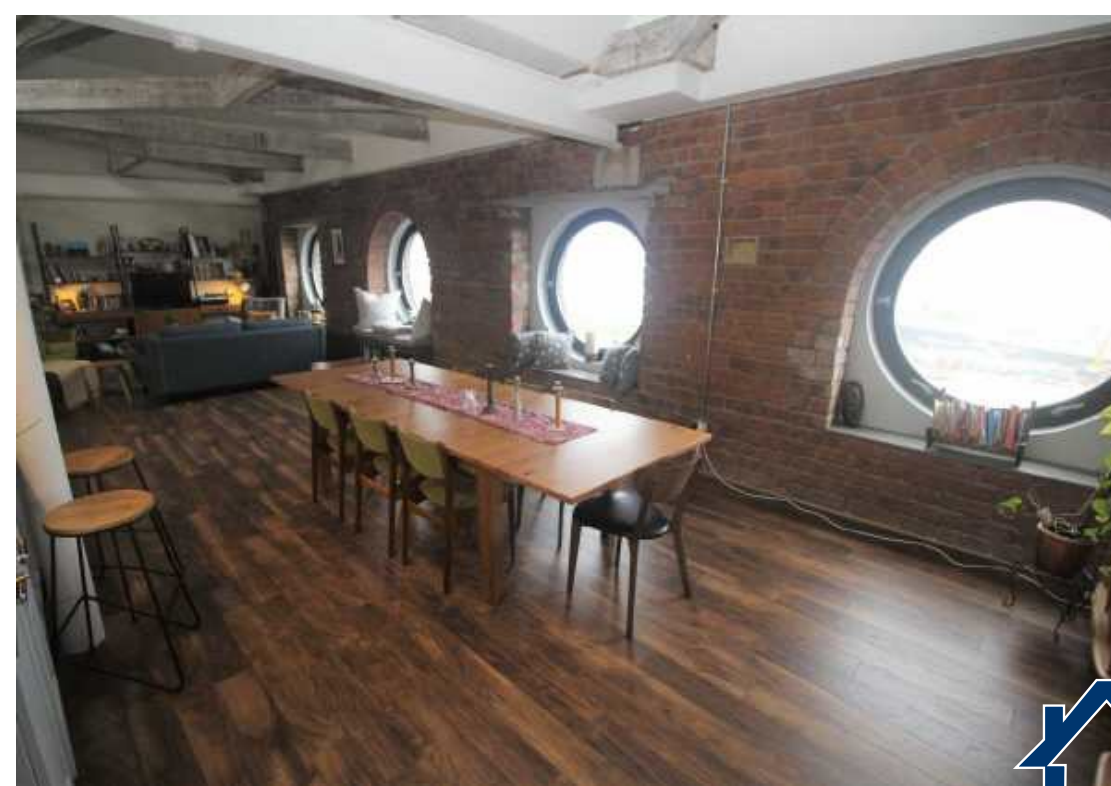


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