



1-1, 9 James Watt Way, Greenock

Offers Over £155,000



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Summary

Perfectly positioned on the banks of James Watt Dock Marina next to the iconic Titan Crane, this outstanding apartment offers a lifestyle defined by style, comfort and waterfront views and is available to purchase through Bowman Rebecchi – The Home of Property.

Offering an appealing combination of generous accommodation, contemporary finishes, excellent storage and versatile living space, this exceptional first-floor apartment represents a superb opportunity for those seeking a stylish and well-appointed home.

Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

Features

- Home Report Available
- Virtual Tour and Video Below
- Exceptional Opportunity
- Desirable Waterfront Development
- Generous Proportions
- Two Excellent Bedrooms
- Open-plan Layout
- Residents Private Parking
- Gas Central Heating
- EPC Rating - B
- Inverclyde Council Tax Band - D

1-1, 9 James Watt Way, Greenock, PA15



STYLISH FIRST FLOOR APARTMENT WITH GREAT CONNECTIVITY AND PRIVATE PARKING

Located within the highly desirable James Watt Way development, this beautifully presented first-floor apartment offers an exceptional opportunity to enjoy contemporary living within one of Greenock's most sought-after residential settings. Presented in excellent condition throughout, the apartment offers a well-balanced layout with generous living accommodation, two bedrooms and impressive storage solutions, making it an ideal home for a wide range of buyers.

The heart of the property is a spacious open-plan lounge, kitchen and dining area, creating a bright and sociable environment perfectly suited to both relaxing and entertaining. The generously proportioned lounge enjoys a pleasant outlook towards Garvel Dry Dock, providing an interesting and ever-changing backdrop to the main living space. The contemporary kitchen is fully fitted with integrated appliances, extractor hood and ample storage, flowing naturally into the generous dining area.

A welcoming entrance hallway provides excellent built-in storage, ensuring everyday practicality while helping to maintain the apartment's clean and uncluttered presentation. The impressive master bedroom offers a comfortable and peaceful retreat, benefiting from generous built-in storage and a stunning en-suite shower room. Finished to a high standard, the en-suite provides a stylish and contemporary addition to the principal bedroom. The second double bedroom is equally versatile and benefits from further excellent storage solutions. Currently utilised as a recreational room, complete with dart board, this space offers considerable flexibility and could readily be adapted to suit a variety of requirements.

Completing the accommodation is a beautifully appointed main bathroom, featuring a contemporary vanity unit, full-sized bath with shower over, WC and striking full-height tiling. The stylish finish creates a sophisticated and relaxing space. Further benefits include secure door entry, a communal lift serving all floors, private residents' parking and attractive communal seating areas, providing residents with pleasant outdoor spaces within the development.

A SUPERB LOCATION - The property is accessed via the Cartsdyke Roundabout, often referred to as the McDonald's roundabout locally given its proximity to the drive-thru, with easy access to the A8/M8 and adjacent to East Hamilton Street. Starbucks drive-thru restaurant is situated adjacent, as is the Brewers Fayre, as well as Greenock's Premier Inn.

SCHOOL CATCHMENTS - The subjects are within the catchment area for the highly-regarded All Saint's and Kings Oak Primary Schools, as well as Notre Dame and Inverclyde Academy High Schools.

COUNCIL TAX BAND - Inverclyde Council - Band D - £2,326.17 per annum as of September 2026.

EPC - The current rating is band B (83). The average rating for EPCs in Scotland is band D (61).

VIEWINGS - Viewings can be arranged by appointment with Bowman Rebecchi Estate Agents.

View Online



360° Tour



Floorplan



Video



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Energy Rating: B. We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order. Created: September 26.

