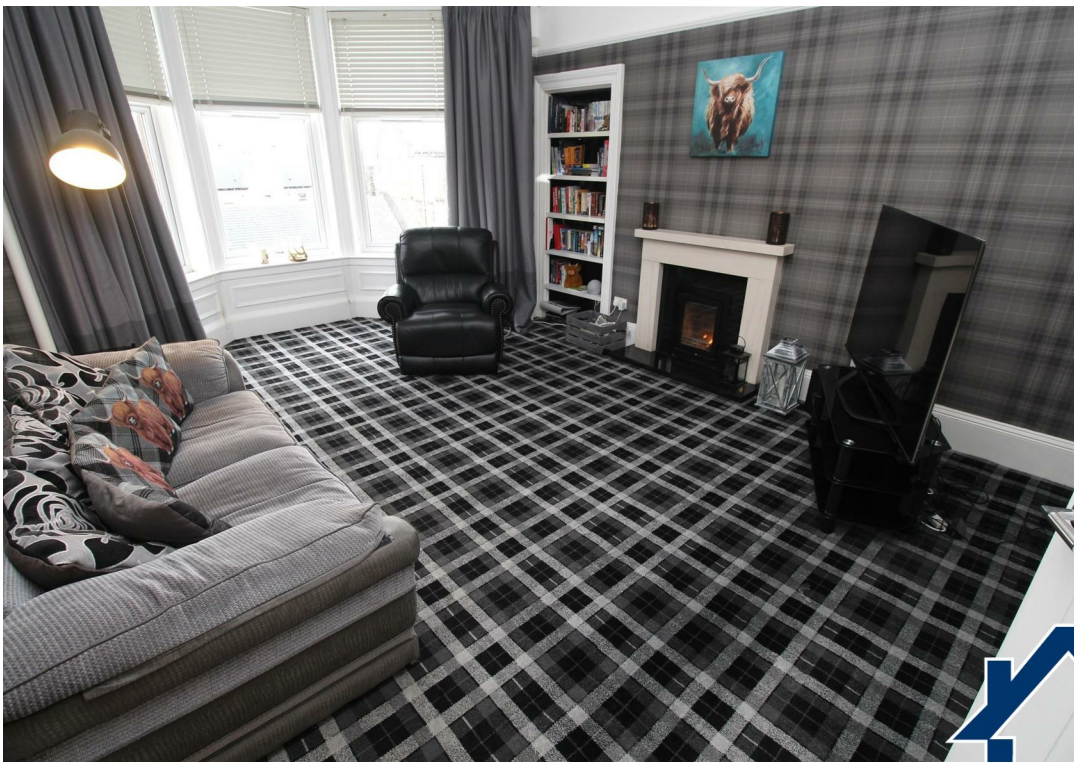




**1.1, 5, BINNIE STREET, GOUROCK, PA19
1JU**



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ESTATE AGENTS



Description

Occupying a desirable location this beautifully presented two bedroom FIRST FLOOR FLAT offers modern, stylish living within a generous sized traditional sandstone property. Particular features include the quality kitchen and bathroom. Windows/doors have been replaced in recent years.

Suits a variety of purchasers including first time buyers and downsizers. Lies convenient for the town centre with all its amenities and transport facilities including the railway station with frequent service to Glasgow. Specification includes: double glazing and gas central heating. There is a private south facing rear plot within the rear garden, plus communal shared drying green. Communal outhouse and private cellar area.

Impressive apartments comprise: Entrance Vestibule is reached by double timber doors which leads to the welcoming Reception Hallway by a UPVC double glazed door with two inbuilt cupboards. The bright and spacious front facing Lounge has a three light bay window formation and enjoys oblique views beyond surrounding properties towards both the River Clyde and Lyle Hill. This apartment benefits from ornate cornicing, dado rail, feature limestone fireplace with wood burner stove, shelved alcove and walk in storage cupboard.

There is a rear facing quality Dining Kitchen overlooking the garden which features white high gloss units, grained style work surfaces style work surfaces and matching splashback. Appliances include: stainless steel chimney extractor hood, electric ceramic hob, electric oven and integrated dishwasher and washing machine. There is space for a dining table and chairs within this apartment.

There are two double sized Bedrooms. Bedroom 2 benefits from a fitted wardrobe with additional overhead storage. There is a quality rear facing Bathroom comprising: vanity wash hand basin within white high gloss unit, wc and bath with "Mira" shower. Benefits include: partial wall tiling and chrome heated towel rail.

Viewing essential. EPC = C.

Measurements

Entrance Vestibule

Reception Hallway

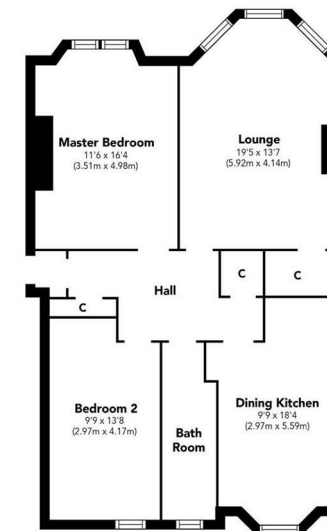
Lounge
5.92m x 4.14m (19'5 x 13'7)

Dining Kitchen
2.97m x 5.59m (9'9 x 18'4)

Bedroom 1
3.51m x 4.98m (11'6 x 16'4)

Bedroom 2
2.97m x 4.17m (9'9 x 13'8)

Bathroom

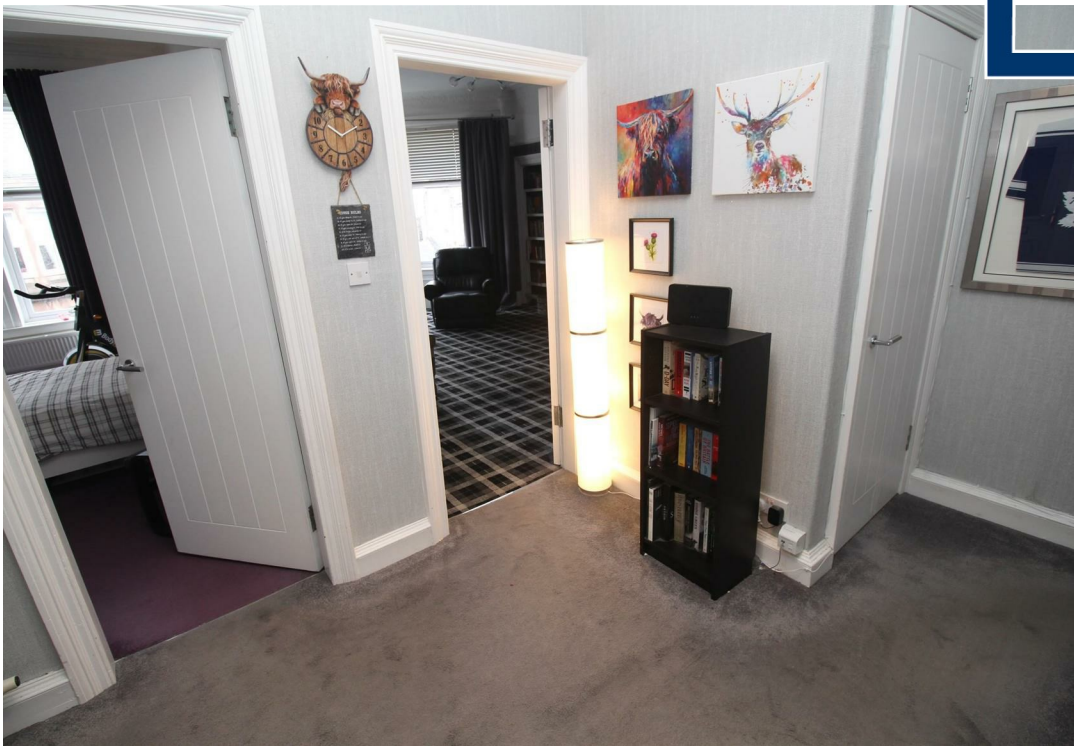


Floorplans are indicative only - not to scale
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Agents Notes:

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