



Presented to the market in great condition this TOP FLOOR FLAT offers fabulous accommodation with outstanding views over the Firth of Clyde. GCH. DG Communal rear gardens. Hallway, lounge, dining kitchen, utility room, double bedroom, box room and bathroom.

3H ASHBURN GATE, GOUROCK, PA19 1NR

Offers Over: £90,000

Branch: 4 Cathcart Square, Greenock, PA15 2BS

Tel: 01475 558421

Email: cknox@blair-bryden.co.uk

Presented to the market in great condition this TOP FLOOR FLAT offers fabulous accommodation with outstanding views over the Firth of Clyde. Gas central heating and double glazing throughout. Communal rear gardens.

Well maintained close leading to the flat. Welcoming hallway allowing access to all accommodation, neutral décor with complementing flooring. Good sized storage cupboard. Tastefully decorated lounge with large bay window commanding fabulous views towards the Clyde. The room is a great size and includes a fire surround with electric fire. Dining kitchen to the rear hosting a variety of modern fitted floor units providing ample work and storage space. Tiled splash back with complementing work and floor surfaces. Two windows allowing natural light. Ideal space for dining table. Plumbed utility room for washing machine offering good storage with natural light.

Off the kitchen is a great sized box room. Double bedroom to the front again with views towards the river. Great sized room. Modern fitted bathroom hosting w.c, bath with shower over and vanity unit incorporating wash hand basin.

The property could be configured to a two bedroomed property with the correct planning and building warrants. Early viewing is highly recommended.

Gourock has a wide range of local amenities including post office, coffee shops, bars and restaurants. There are more extensive supermarket facilities available within Greenock. The town has established schooling at both primary and secondary levels. The mainline railway station in Gourock provides excellent services to Glasgow Central. In addition there are two nearby ferry terminals serving Dunoon. Recreational amenities in the area include several quality golf courses minutes from the property is an outdoor heated swimming pool together with well equipped gym.

ACCOMMODATION

Hallway – 3.57m(11'10")x2.40m(7'11")approx. excluding storage

Lounge – 5.61m(18'5")x3.66m(12'0")approx.

Dining kitchen – 4.74m(15'3")x3.60m(11'10")approx.

Utility – 2.02m(6'7")x1.06m(3'6")approx.

Double bedroom – 4.53m(14'7")x2.77m(9'1")approx.

Box room – 3.12m(10'2")x1.76m(5'9")approx.

Bathroom – 2.36m(7'8")x1.51m(4'11")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.

SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Carol Knox On 01475 558421 Or Harry Gray On 01475 558420.