



**FLAT 1, 76 ALBERT ROAD, GOUROCK,
PA19 1NL**





Description

Occupying a prime waterfront position and set within a prominent "B" listed building with just one flat per floor this generous sized three bedroom FIRST FLOOR FLAT benefits from a master bedroom with ensuite bathroom. There are enviable views beyond Gourock's promenade to the Firth of Clyde spanning from the Cowal Peninsula to Dunoon and the Holy Loch. The property is well situated to enjoy the westerly sunsets over Argyll. Ornate period style detailing further adds to the character of this home.

There are attractive landscaped rear communal gardens which feature a number of terraced decked areas ideal for relaxing and entertaining. A further shared section of garden with artificial grass is located to the side of the property. There is a driveway offering essential off street parking which is shared with the upstairs flat. Specification includes: double glazing and gas central heating. The current gas boiler is functional, but we are advised a new combi boiler will be installed prior to the property being sold.

The centre of Gourock with all its amenities and transport facilities including the railway station with regular service to Glasgow ideal for commuters is just a short walk from the property.

Excellent accommodation comprises: welcoming Reception Hallway by UPVC double glazed door with archway and dark oak tongue & groove solid hardwood floor. There is a bright and spacious Lounge which benefits from front windows to the front which enjoy views to the Promenade and Firth of Clyde. A further side window gives aspects along Albert Road.

The rear facing Breakfasting Kitchen is an ideal space for families. There is a range of light oak style units with glazed display cases, underlighting, black/grey marble style work surfaces and matching splashback. Appliances include: stainless steel chimney extractor hood, five ring gas hob, electric oven, integrated dishwasher and American style "Samsung" fridge/freezer which was just purchased earlier in 2021. The breakfast bar has space for four to five stools.

The front facing Master Bedroom benefits from an inbuilt storage cupboard. There is a quality Ensuite Bathroom with side window, plus a feature sunken spa bath and pedestal wash hand basin. Additional benefits include: wall and floor tiling. There is a 2nd double sized Bedroom with cupboards storage and 3rd single Bedroom. The Bathroom offers a three piece suite comprising: pedestal wash hand basin, wc and bath with mixer shower. Specification also includes: partial wall tiling tiled floor, chrome style heated towel rail and decorative ceiling with downlighters.

Early inspection is essential for this waterfront home. EPC = D

Measurements

Reception Hallway

Lounge

15'6 x 19'0 (4.72m x 5.79m)

Breakfasting Kitchen

11'9 x 13'4 (3.58m x 4.06m)

Bedroom 1

13'6 x 14'3 (4.11m x 4.34m)

Ensuite Bathroom

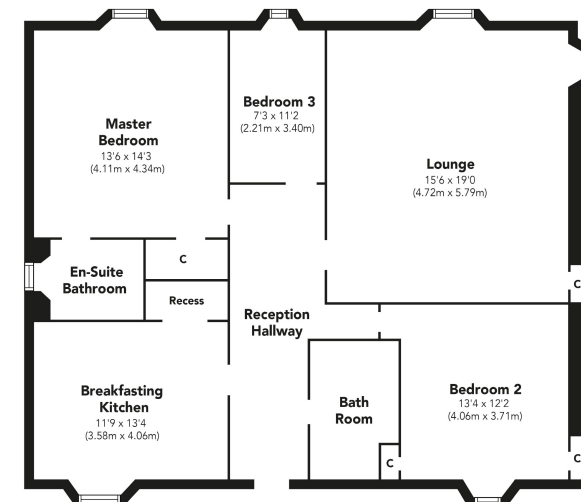
Bedroom 2

13'4 x 12'2 (4.06m x 3.71m)

Bedroom 3

7'3 x 11'2 (2.21m x 3.40m)

Bathroom



Floorplans are indicative only - not to scale
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