



31B, ALBERT ROAD, GOUROCK, PA19
1NH





Description

Competitively priced below Home Report value £170,000. Set within a refurbished building next to the waterfront this three bedroom FIRST FLOOR FLAT enjoys superb views over the River Clyde spanning from the Holy Loch to the entrance to Loch Long and Kilcreggan. This westerly aspect is ideal for enjoying summer sunsets over the Argyll hills. Lies a short walk from the town centre with all its amenities, local shops and transport facilities including the railway station with frequent service to Glasgow.

Specification includes: double glazing and gas central heating. We are advised a new boiler was installed in 2023. A further benefit is the stylish kitchen which was refitted in 2021. There is a communal rear drying green and small private plot of ground to the side of the main rear garden.

The generous sized accommodation comprises: Entrance Vestibule by single glazed timber door with tiled floor. A further single glazed door leads to the Reception Hallway with inbuilt cupboard. The spacious Lounge features a front facing window with impressive river views plus ornate fireplace, corning and ceiling rose.

There is a refitted Kitchen with rear facing window enjoying aspects beyond the garden to towards woodland.

There is a range of white high gloss units, high gloss blue toned work surfaces. matching splashback and two useful storage cupboards. Appliances include: electric ceramic hob and oven.

There are two double sized Bedrooms both benefiting from fitted wardrobes and 3rd single Bedroom. The quality Bathroom with side window offers a three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and shower bath with chrome style shower plus separate mixer shower. Additional benefits include: partial wall tiling and chrome style heated towel rail.

Viewing is highly recommended for this waterfront home set within a refurbished building. EPC = C

Measurements

Entrance Vestibule

Hallway

Lounge

3.61m x 5.05m (11'10 x 16'7)

Kitchen

3.00m x 3.00m (9'10 x 9'10)

Bedroom 1

4.14m x 3.40m (13'7 x 11'2)

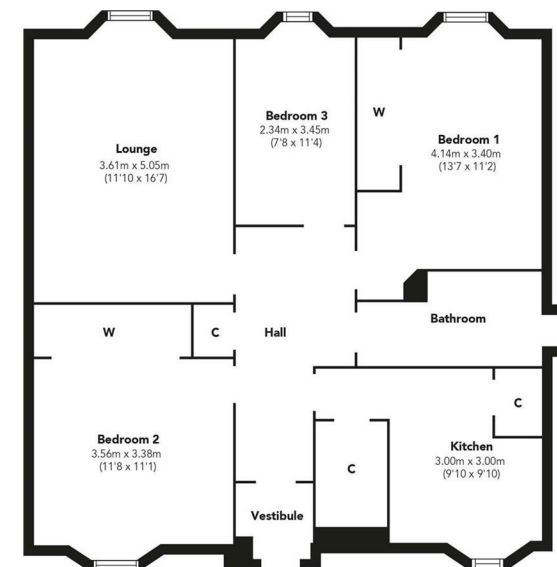
Bedroom 2

3.56m x 3.38m (11'8 x 11'1)

Bedroom 3

2.34m x 3.45m (7'8 x 11'4)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans 











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