



0.3, 1, GOUROCK ROPEWORKS, BAY STREET, PORT GLASGOW, PA14 5EN









## **Description**

Competitively priced below Home Report value £138,000. This is a rare opportunity to purchase a spacious one bedroom GROUND FLOOR LOFT STYLE APARTMENT within the distinctive "A" listed "Gourock Ropeworks" building. There is an allocated parking space. This character filled interior offers many original features which have been retained including: exposed brick walls, pillars and beams. The building was constructed circa 1860 and around fifteen years ago was converted to form loft style apartments.

Features include: gas central heating with boiler and double glazing. The building is protected by a security door entry system. Lies close to local amenities and transport facilities including Port Glasgow railway station with frequent rail service to Glasgow and the A8 allowing for easy access to the M8 which is ideal for commuters.

Generous sized accommodation comprises: Reception Hall with two inbuilt cupboards and plumbed Utility Room/Store. The incredibly spacious Lounge / Dining Room / Kitchen with feature three window formation is an ideal space for relaxing/ entertaining with family/friends and day to day living.

There is a fitted Kitchen with white high gloss units and black high gloss marble style work surfaces. Appliances include: gas hob, electric oven and fridge/freezer.

There is a long double sized Bedroom which has potential for the creation of an ensuite shower room to the rear portion of the room, subject to permissions being granted. The Bathroom offers a three piece suite comprising: pedestal wash hand basin, wc and bath with mixer shower. Additional benefits include: chrome style heated towel rail and partial wall tiling.

Must be viewed. EPC = D

## **Measurements**

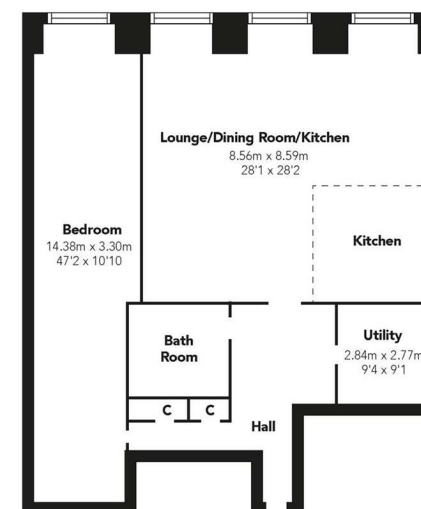
Hallway

Lounge/Dining Room/Kitchen  
8.56m x 8.59m (28'1 x 28'2)

Utility Room  
2.84m x 2.77m (9'4 x 9'1)

Bedroom  
14.38m x 3.30m (47'2 x 10'10)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 

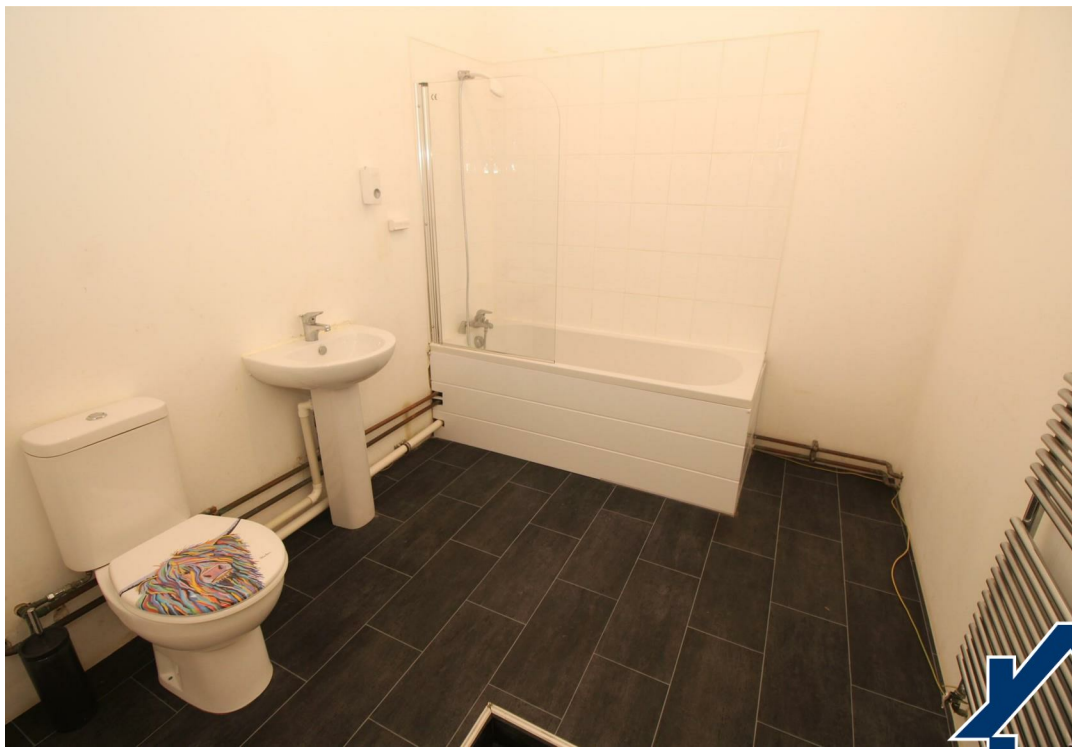
















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