



1/1, 82, ALBERT ROAD, GOUROCK, PA19
1NN



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ESTATE AGENTS



Description

Overlooking the waterfront and Promenade this two bedroom FIRST FLOOR FLAT requires extensive upgrading which is reflected in the asking price and the property is being sold as a cash purchase as it is currently not suitable for a mortgage. There are views to the River Clyde spanning from Dunoon to the Holy Loch with the Argyll hills beyond. This westerly aspect is ideal for enjoying summer sunsets over Argyll. Set within a "B" listed property. Lies a short walk from the town centre with all its amenities, shops and cafes. Gourock railway station offers a frequent rail service to Glasgow which is ideal for commuters.

Specification includes: double glazing and gas central heating with gas boiler installed in Autumn 2023. There is a shared rear drying green and private cellar. Suits a variety of purchasers including: developers and buyers seeking a renovation project, plus rental investors.

Accommodation comprises: Entrance Vestibule by PVC double glazed door which leads by a further door to the Hallway with inbuilt cupboard. There is a front facing Lounge with River Clyde views. The Kitchen offers basic fitted units, oak effect work surfaces and splashback tiling.

There are two double sized Bedrooms. The 2nd bedroom features a recess storage area. The Bathroom with side window benefits from a basic three piece suite offering: pedestal wash hand basin, wc and bath. There is wall and floor tiling.

Viewing is advised for this home next to the waterfront. NB: Being sold as a cash purchase and is not currently suitable for mortgage due to the works required. EPC = C

Measurements

Entrance Vestibule

Hallway

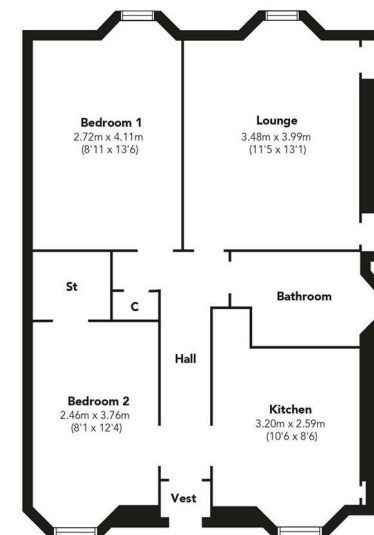
Lounge
3.48m x 3.99m (11'5 x 13'1)

Kitchen
3.20m x 2.59m (10'6 x 8'6)

Bedroom 1
2.72m x 4.11m (8'11 x 13'6)

Bedroom 2
2.46m x 3.76m (8'1 x 12'4)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans 









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