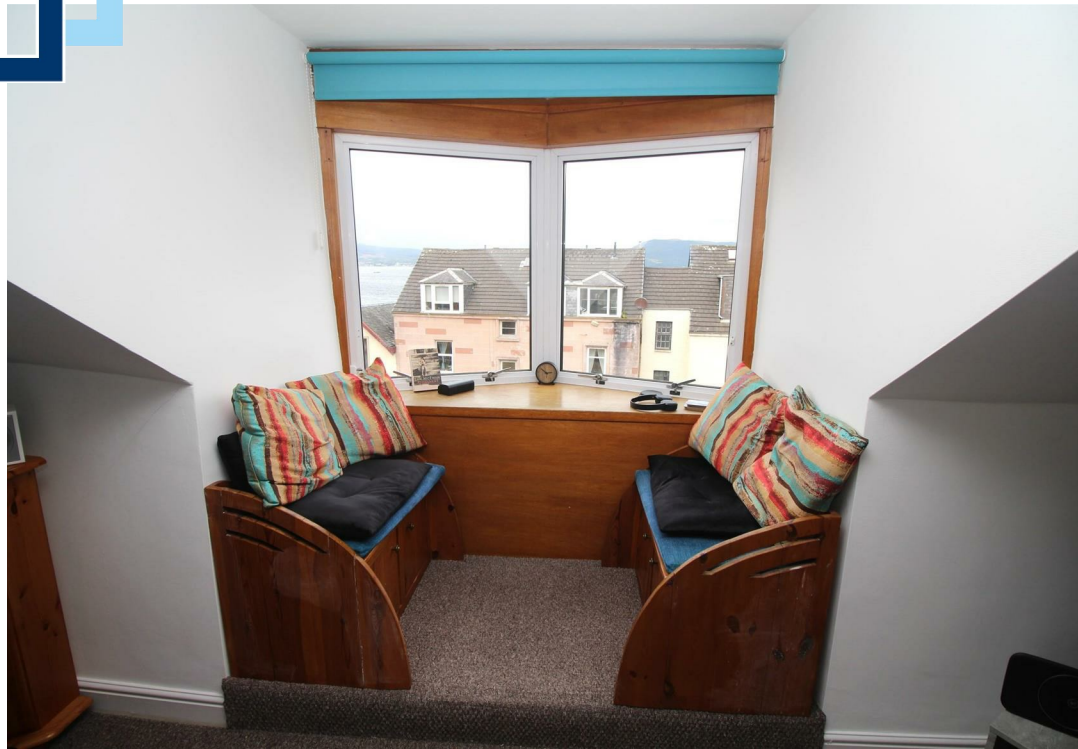




**37C, ALBERT ROAD, GOUROCK, PA19  
1NH**



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ESTATE AGENTS



## **Description**

Situated close to the waterfront and the promenade this well presented two bedroom TOP FLOOR FLAT has been repainted and recarpeted in the last 12 months. Further works include: installation of a new boiler and new front door in 2024. There are impressive views towards the River Clyde extending to Loch Long and Kilcreggan beyond surrounding properties.

Specification includes: majority double glazing and gas central heating. There is a shared rear drying green. Lies a short walk from the town centre with all its amenities and transport facilities. Offers an ideal first time purchase or rental investment opportunity. The current owner was successfully granted an Airbnb Licence for the flat, so it is likely a future owner may also be able to apply.

Accommodation comprises: Entrance Hallway by new UPVC door. There is a bright front facing Lounge with window seat to the River Clyde. The Kitchen with two light rear window features white fitted units and oak effect work surfaces and splashback. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, washing machine and integrated fridge/freezer.

There are two double sized Bedrooms. The 1st bedroom features useful storage in the eaves. The Bathroom benefits from a three piece suite offering: pedestal wash hand basin, wc and bath with chrome style shower. Additional features include: wet wall panelling and single glazed skylight.

Immediate viewing is advised for this waterfront home. EPC = D

## **Measurements**

Hallway

Lounge  
4.04m x 4.83m (13'3 x 15'10)

Kitchen  
1.42m x 5.13m (4'8 x 16'10)

Bedroom 1  
2.72m x 5.21m (8'11 x 17'1)

Bedroom 2  
2.74m x 4.11m (9'0 x 13'6)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 











The next step..



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