



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: double glazing (apart from one single glazed skylight) 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

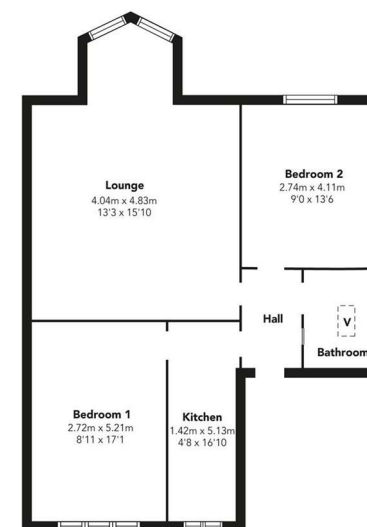
Lounge
4.04m x 4.83m (13'3 x 15'10)

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



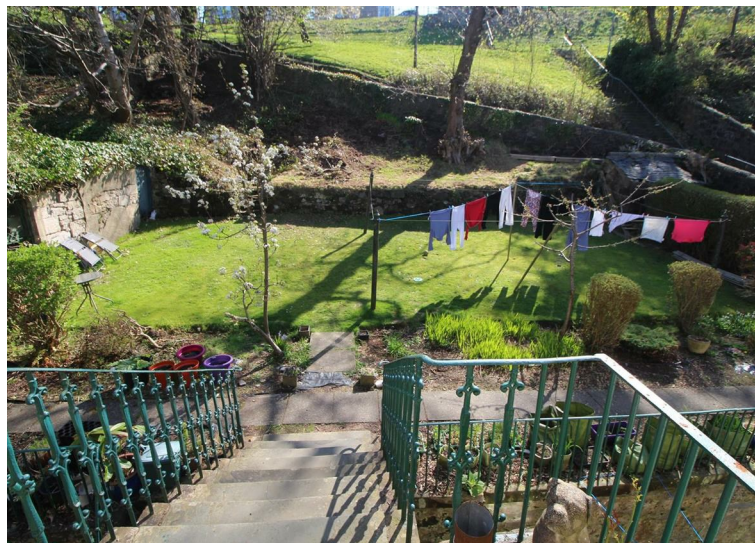
Floorplans are indicative only - not to scale
Produced by Plushplans 











Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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