



12, JOHN STREET, GOUROCK, PA19 1PS



 neillclerk
ESTATE AGENTS





Description

Occupying a popular corner setting this seldom available two bedroom MAIN DOOR FLAT with private entrance stair is centrally located close to the town centre with all its amenities and transport facilities. A degree of internal modernisation and upgrading is required which is reflected in the asking price. There are private gardens which extend to the front and side of the building with mature shrubs. A private side door from the kitchen leads to a south facing communal drying green.

Offers an ideal starter home, rental investment opportunity or would suit downsizers. Specification includes: gas central heating and double glazing. There is a private cellar.

Apartments comprise: Entrance Vestibule by timber door. A further UPVC double glazed door leads to the Hallway with inbuilt cupboard. There is a Lounge with windows to the front and side, detailed ornate cornicing and rose, picture rail and tiled fireplace. The Kitchen features basic fitted units and a storage recess.

There are two double sized Bedrooms. The Shower Room offers a three piece suite comprising: pedestal wash hand basin, wc and shower cubicle with chrome style shower.

Viewing is advised for this rare opportunity to purchase a main door flat in this location. EPC = D



Measurements

Entrance Vestibule

Hallway

Lounge

4.70m x 4.09m (15'5 x 13'5)

Kitchen

3.40m x 2.41m (11'2 x 7'11)

Bedroom 1

3.53m x 4.27m (11'7 x 14'9)

Bedroom 2

4.04m x 2.59m (13'3 x 8'6)

Shower Room









The
next
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



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.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.