



49F, ROYAL STREET, GOUROCK, PA19
1PP



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ESTATE AGENTS



Description

This centrally located stylish two bedroom TOP FLOOR FLAT lies close to the town centre and is conveniently positioned for local shops and amenities including the railway station with frequent service to Glasgow. Impressive front views over Gourock continue Cardwell Bay, the Lyle Hill and over the River Clyde. There is a south facing communal rear drying green with shared paved patio areas. The well presented communal entrance stair has recently been repainted and the building has been reroofed in recent years.

Specification includes: double glazing and gas central heating with new boiler installed in early 2024. New carpets have been fitted to the lounge and both bedrooms. Offers an ideal first time purchase or rental investment opportunity.

Bright apartments comprise: Entrance Hallway by timber door. There is a front facing airy Lounge with three light dormer window formation. The Kitchen features beech style fitted units, grey/black granite style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob and an electric oven.

There are two double sized Bedrooms. The 1st bedroom features a fitted wardrobe and window seat with views over the rear garden. The Bathroom with "Velux" window offers a three piece suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower.

Early inspection is advised for this impressive home. EPC = C

Measurements

Hallway

Lounge

3.71m x 4.39m (12'2 x 14'5)

Kitchen

2.74m x 2.44m (9'0 x 8'0)

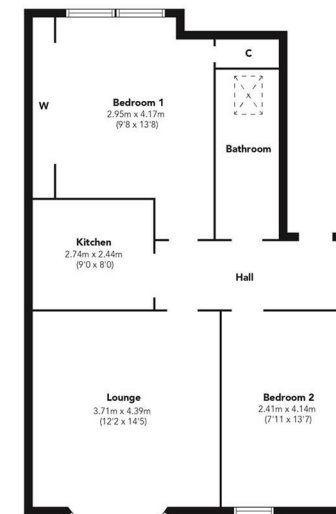
Bedroom 1

2.95m x 4.17m (9'8 x 13'8)

Bedroom 2

2.41m x 4.14m (7'11 x 13'7)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans











Agents Notes:

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