



0.2, 6, BINNIE STREET, GOUROCK, PA19
1JS



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ESTATE AGENTS



Description

This highly impressive two bedroom GROUND FLOOR FLAT has been upgraded in recent years creating a modern stylish home which has also retained traditional detailing and character. There is even a working period style pull doorbell which sets the scene even before you step into the hallway.

The property enjoys a sought after location within a well maintained tenement building. Lies convenient for the town centre with all its amenities and transport facilities.

Specification includes: double glazing, gas central heating with period style radiators and wooden panelled floors. There is an extensive private basement, plus additional private cellar and further communal former wash house which all provide extensive storage. The spacious rear facing communal lawned garden / drying green is well maintained, plus there is a private section of front garden.

Excellent apartments comprise: Entrance Vestibule by double timber doors leads in turn by a single glazed panelled door with etched scene to the Reception Hallway with walk in cupboard. The airy Lounge features a three light bay window with ornate fireplace and wood burner stove adding to the character of this room which is an ideal space for relaxing. A walk in cupboard is currently used as a bar and could also be a home office.

There is a rear facing Dining Kitchen with free standing units with oak worktops and drawer storage. The range cooker is included in the sale. Additional benefits include: partial wall tiling, tiled floor, utility cupboard which is plumbed for washing machine and 2nd cupboard.

There are two double sized Bedrooms which both feature period style ornate cast iron fireplaces adding further to the charm of these rooms. The quality Bathroom offers an antique style three piece suite comprising: pedestal wash hand basin, wc and free standing bath with chrome style shower. There is a feature heated towel rail and partial timber panelling and wall tiling.

Must be viewed. EPC = D

Measurements

Entrance Vestibule

Reception Hallway

Lounge

3.94m x 5.28m (12'11 x 17'4)

Dining Kitchen

5.31m x 3.40m (17'5 x 11'2)

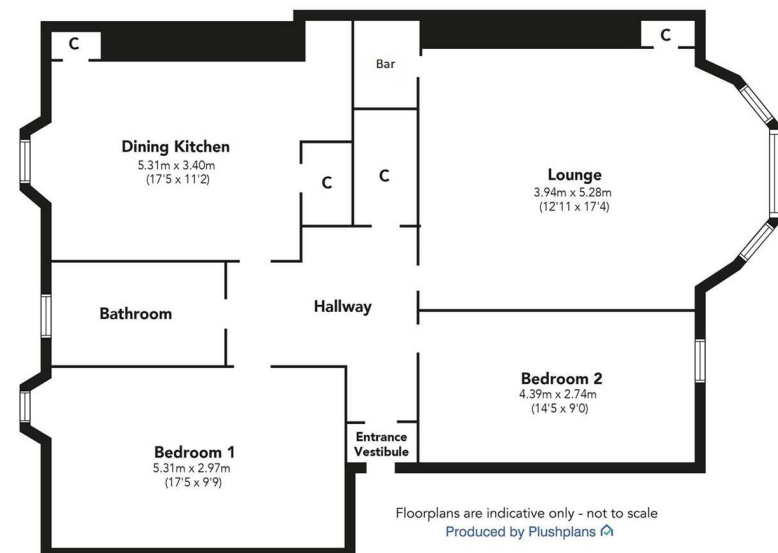
Bedroom 1

5.31m x 2.97m (17'5 x 9'9)

Bedroom 2

4.39m x 2.74m (14'5 x 9'0)

Bathroom













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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