



2.2, 45, ALBERT ROAD, GOUROCK, PA19
1NJ







Description

This one bedroom TOP FLOOR FLAT features enviable views beyond the shore to the River Clyde and lies enjoys a desirable waterfront location set within the "Beach Cottage" property. Panoramic views extend from Dunoon to the Holy Loch, Loch Long and continue to the Rosneath Peninsula. The Argyllshire hills form a superb backdrop and the flat is perfectly positioned for enjoying summer sunsets over Argyll. Would ideally first time buyers and downsizers plus also offers a potential holiday home or rental investment opportunity. Conveniently situated for the promenade and the town centre with all its amenities is located nearby.

Specification includes: double glazing, gas central heating and security door entry system. There is a communal rear drying green next to the shore.

Apartments comprise: Entrance Hallway is reached by a UPVC door. There is a rear facing Lounge which enjoys unrestricted river views from the three light window formation. There is a basic Kitchen with front window.

The front facing double sized Bedroom offers fitted wardrobes providing generous storage. There is an Ensuite Shower Room with pedestal wash hand basin and shower cubicle with chrome style shower. A separate WC compartment has a wash hand basin and wc.

Viewing is advised for this opportunity to acquire a waterfront home. EPC = D.



Measurements

Hall

Lounge

4.75m x 4.14m (15'7 x 13'7)

Kitchen

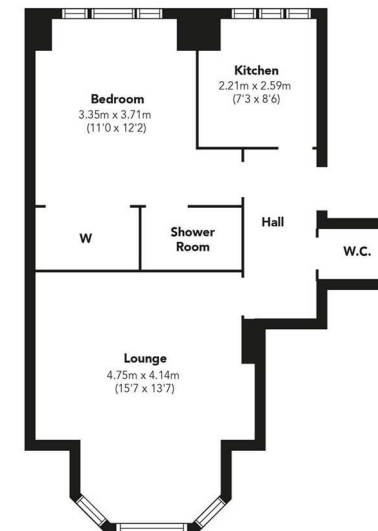
2.21m x 2.59m (7'3 x 8'6)

Bedroom

3.35m x 3.71m (11'0 x 12'2)

Shower Room

WC Compartment



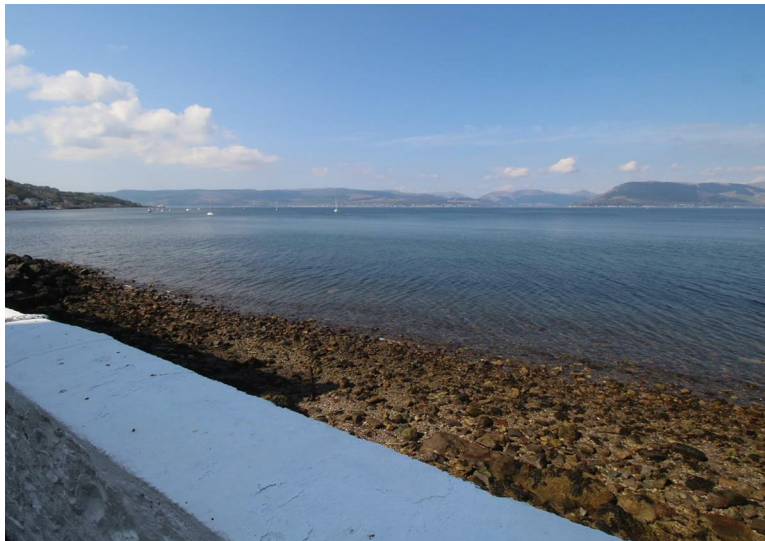
Floorplans are indicative only - not to scale
Produced by Plushplans











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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