



1.1, 45, ALBERT ROAD, GOUROCK, PA19
1NJ



neillclerk
ESTATE AGENTS



Description

Home Report value - £90,000

Occupying a prime waterfront position within the "Beach Cottage" property this two bedroom FIRST FLOOR FLAT features enviable rear views beyond the shore to the River Clyde. The 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 by timber door with single glazed panel above. There is a rear facing Lounge which enjoys superb river views. The Kitchen offers white fitted units and beech style work surfaces. Appliances include: extractor hood and electric hob.

There is a front facing double Bedroom. The 2nd rear facing double Bedroom benefits from a fitted wardrobe. There is a Shower Room with wash hand basin. A separate WC compartment has a wash hand basin and wc.

Viewing is recommended for this affordable waterfront home. EPC = C.

Measurements

Hallway

Lounge

4.14m x 4.70m (13'7 x 15'5)

Kitchen

1.88m x 2.49m (6'2 x 8'2)

Bedroom 1

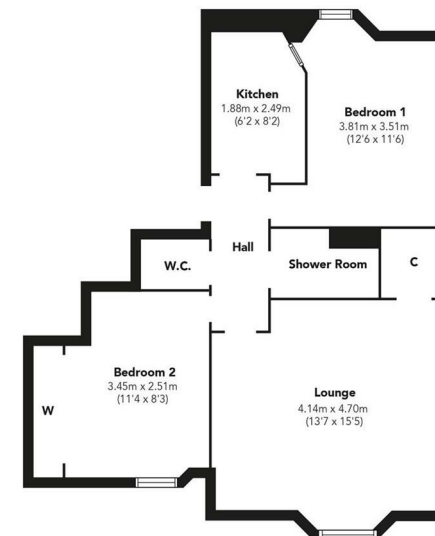
3.81m x 3.51m (12'6 x 11'6)

Bedroom 2

3.45m x 2.51m (11'4 x 8'3)

Shower Room

WC compartment



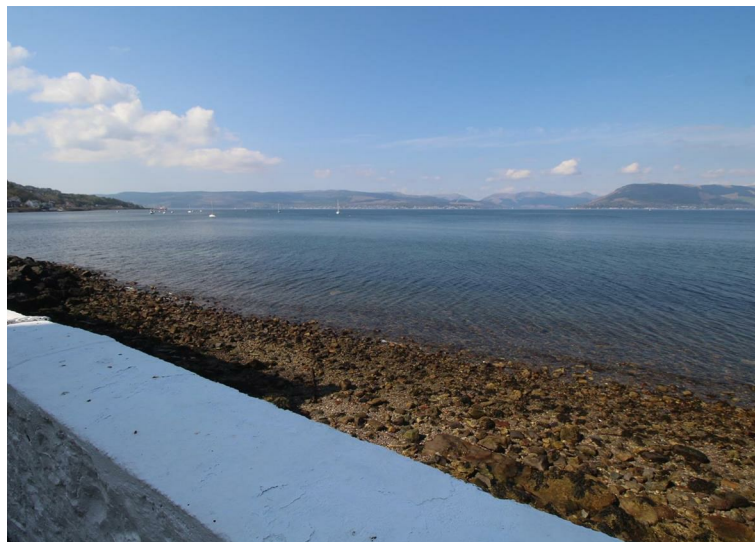
Floorplans are indicative only - not to scale
Produced by Plushplans











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.

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.

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



Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)