



0.1, 2, BINNIE STREET, GOUROCK, PA19
1JS



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ESTATE AGENTS



Description

This highly impressive and immaculately presented two bedroom GROUND FLOOR FLAT has been internally upgraded creating a modern stylish home within this traditional sandstone property. The property enjoys a sought after location within a well maintained tenement building. Particular benefits include the quality refitted breakfasting kitchen and shower room. Lies convenient for the town centre with all its amenities and transport facilities.

Specification includes: double glazing and gas central heating with Hive system. There is a communal former washhouse and further private cellar store within the outbuildings in the rear garden. The spacious rear facing features a communal lawned garden / drying green.

Excellent apartments comprise: Entrance Vestibule by double timber doors leads in turn by a UPVC double glazed door to the Reception Hallway with two storage cupboards. The airy Lounge features a three light bay window with ornate ceiling rose, cornicing, alcove feature marble fireplace and inset electric fire. A walk in cupboard with radiator could be used as a home office.

There is a rear facing Breakfasting Kitchen with range of quality fitted units in olive finish with grey marble effect work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, fridge/freezer, integrated washing machine and dishwasher. There is a breakfast bar with space for three stools.

There are two double sized Bedrooms. The quality Shower Room offers a three piece suite comprising: pedestal wash hand basin, wc and double sized shower cubicle with chrome style shower. Additional benefits include: chrome style heated towel rail and wet wall panelling.

This impressive ground floor home must be viewed. EPC = D

Measurements

Entrance Vestibule

Reception Hallway

Lounge

4.24m x 5.46m (13'11 x 17'11)

Breakfasting Kitchen

5.46m x 3.33m (17'11 x 10'11)

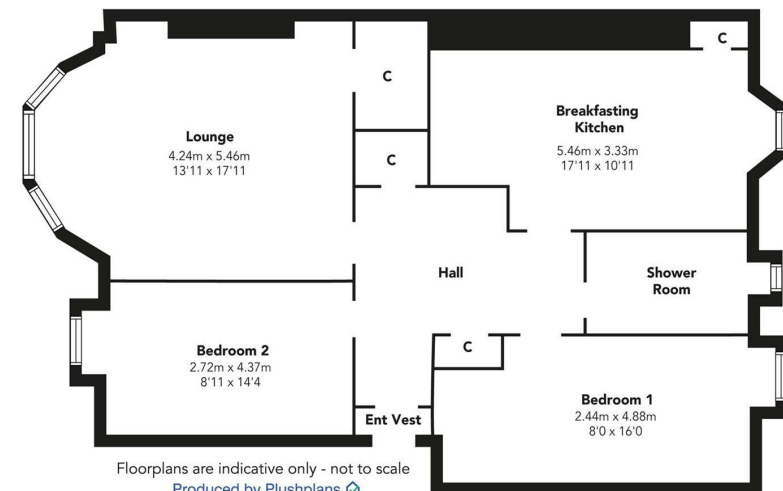
Bedroom 1

2.44m x 4.88m (8'0 x 16'0)

Bedroom 2

2.72m x 4.37m (8'11 x 14'4)

Shower Room













The next step..



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