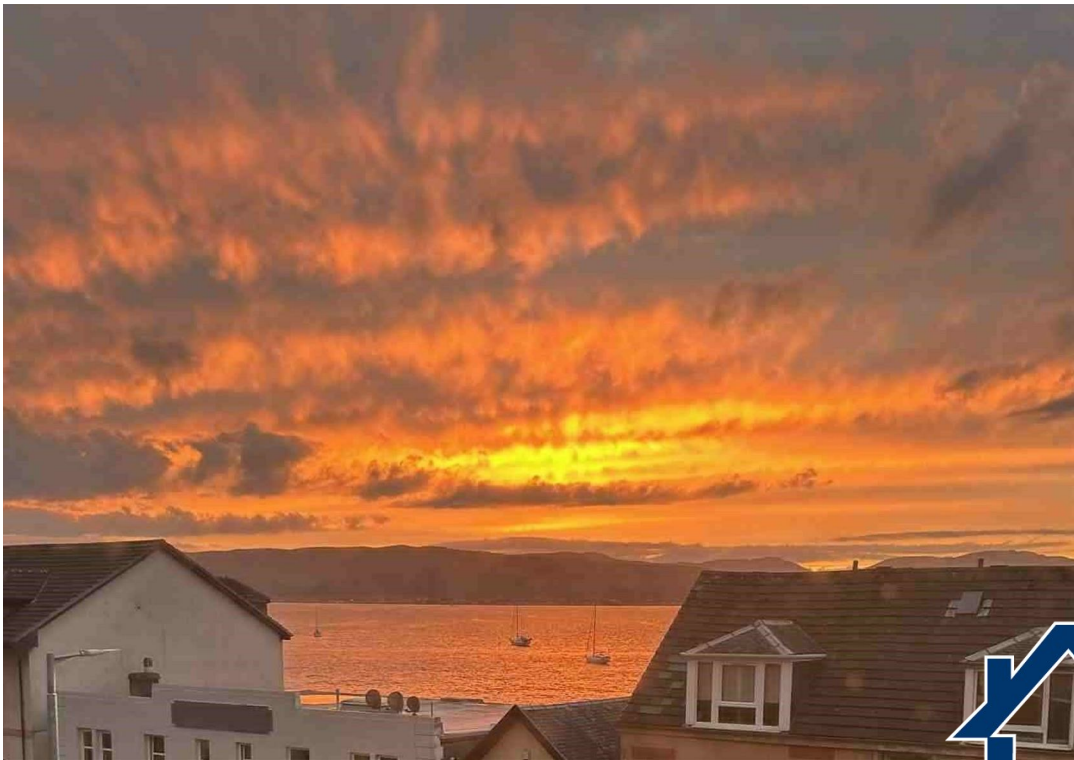




37C, ALBERT ROAD, GOUROCK, PA19
1NH





Description

Situated close to the waterfront and the promenade this well presented two bedroom ATTIC FLAT has been repainted and recarpeted in the last 12 months. Further works include: installation of a new boiler and new front door in 2024. The front facing exterior of the building was repainted in the summer of 2025. There are impressive views towards the River Clyde extending to Loch Long and Kilcreggan.

Specification includes: double glazing (apart from one single glazed skylight) and gas central heating. There is a shared rear drying green. Lies a short walk from the town centre with all its amenities and transport facilities. Offers an ideal first time purchase or rental investment opportunity. The current owner was successfully granted an Airbnb Licence for the flat, so it is likely a future owner may also be able to apply.

Accommodation comprises: Entrance Hallway by new UPVC door. There is a bright front facing Lounge with window seat to the River Clyde. The Kitchen with two light rear window features white fitted units and oak effect work surfaces and splashback. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, washing machine and integrated fridge/freezer.

There are two double sized Bedrooms. The 1st bedroom features useful storage in the eaves. The Bathroom benefits from a three piece suite offering: pedestal wash hand basin, wc and bath with chrome style shower. Additional features include: wet wall panelling and single glazed skylight.

Immediate viewing is advised for this waterfront home. EPC = D

Measurements

Hallway

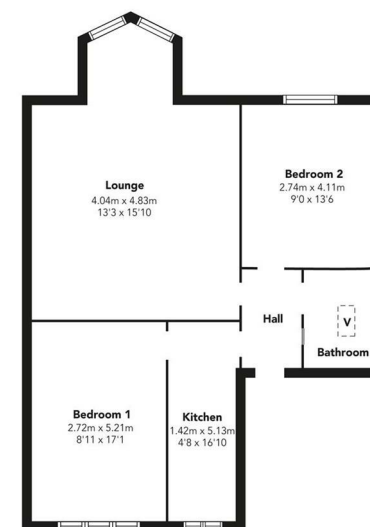
Lounge
4.04m x 4.83m (13'3 x 15'10)

Kitchen
1.42m x 5.13m (4'8 x 16'10)

Bedroom 1
2.72m x 5.21m (8'11 x 17'1)

Bedroom 2
2.74m x 4.11m (9'0 x 13'6)

Bathroom



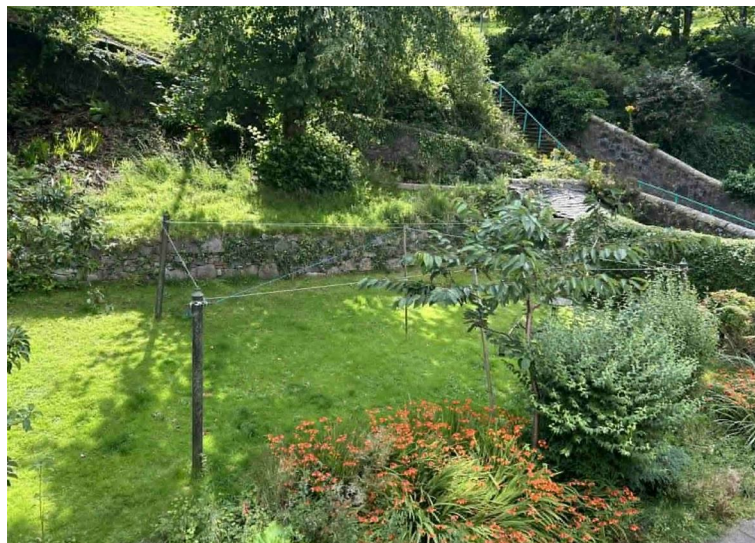
Floorplans are indicative only - not to scale
Produced by Plushplans 











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



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.

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)