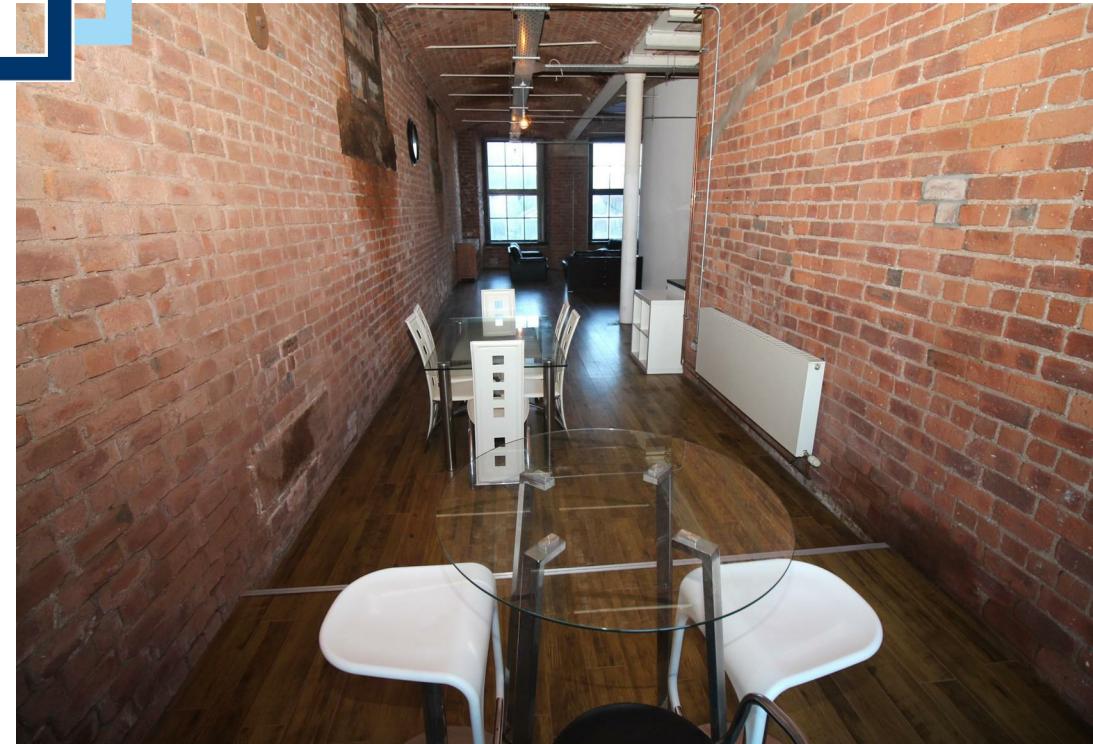
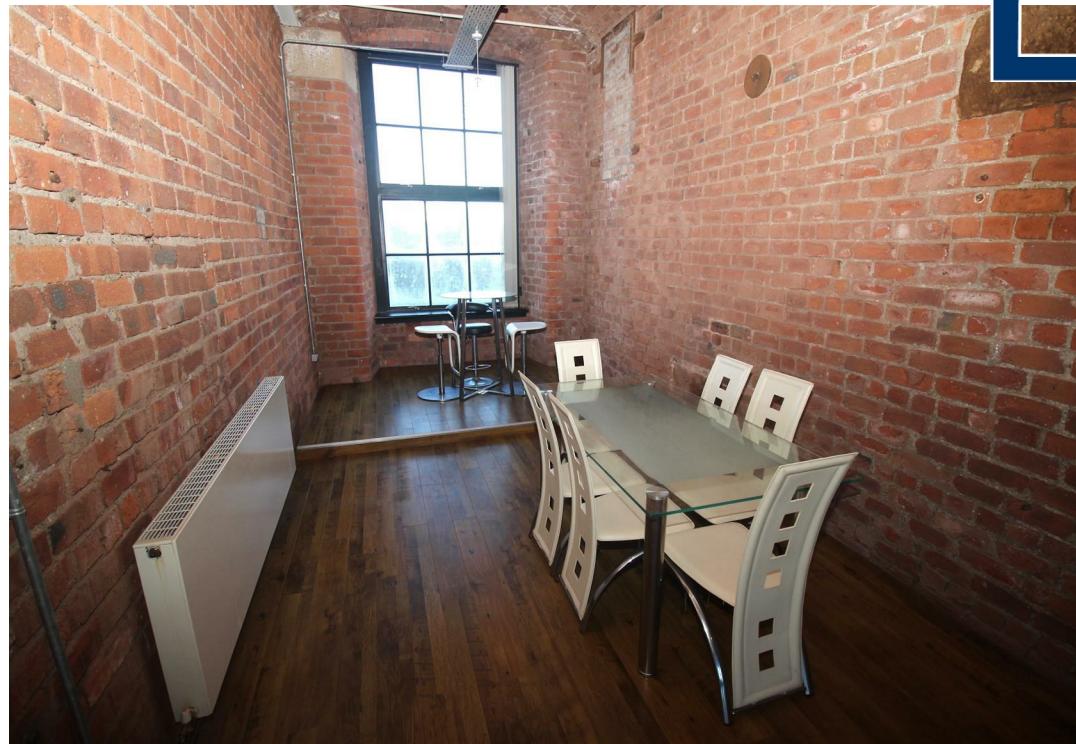




1/1, 2, GOUROCK ROPEWORKS, BAY
STREET, PORT GLASGOW, PA14 5EN



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ESTATE AGENTS





Description

Competitively priced below Home Report value £165,000. Offering a character filled two bedroom FIRST FLOOR LOFT STYLE APARTMENT which is set within the distinctive "Gourock Ropeworks" building. This "A" listed property offers unusually spacious and flexible living. There is an allocated parking space. Many original features have been retained including: exposed brick walls, pillars and beams which add to the unique character of this home. The building was constructed circa 1860 and around fifteen years ago was converted to form loft style apartments.

Features include: double glazing and gas central heating. Lift or stair access is available. The building is protected by a security door entry system. Lies close to local amenities and transport facilities including Port Glasgow railway station with frequent rail service to Glasgow and the A8 allowing for easy access to the M8 which is ideal for commuters.

Accommodation comprises: Reception Hallway with inbuilt cupboard and separate utility store. There is an exceptionally spacious dual aspect Lounge / Dining Room with the fitted Kitchen on open plan and large window formations. This offers an excellent living space. The fitted Kitchen features white high gloss units and high gloss black marble style work surfaces. Appliances include: stainless steel gas hob, electric oven and dishwasher.

There are two rear facing double sized Bedrooms. The 1st bedroom has a feature alcove which could be used as a study or dressing area, plus fitted wardrobe. There is a walk in cupboard within the 2nd bedroom. The Bathroom features a three piece suite comprising: pedestal wash hand basin, wc and bath with mixer shower.

Early inspection is recommended for this impressive loft apartment. EPC = C



Measurements

Hallway

Lounge / Dining Room / Kitchen
5.51m x 16.41m (18'1 x 53'10)

Bedroom 1

3.15m x 5.49m (10'4 x 18'0)

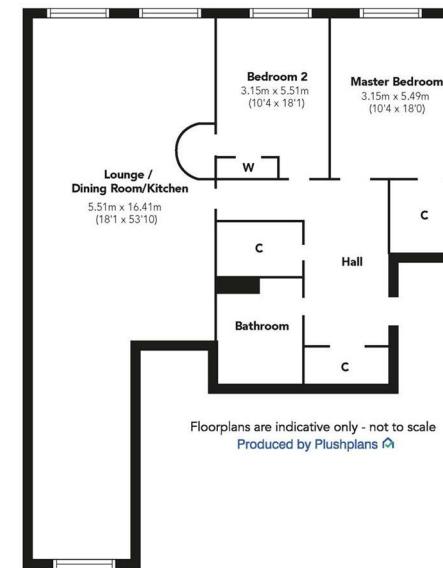
Bedroom 2

3.15m x 5.51m (10'4 x 18'1)

Utility Store

1.19m x 1.70m (3'11 x 5'7)

Bathroom

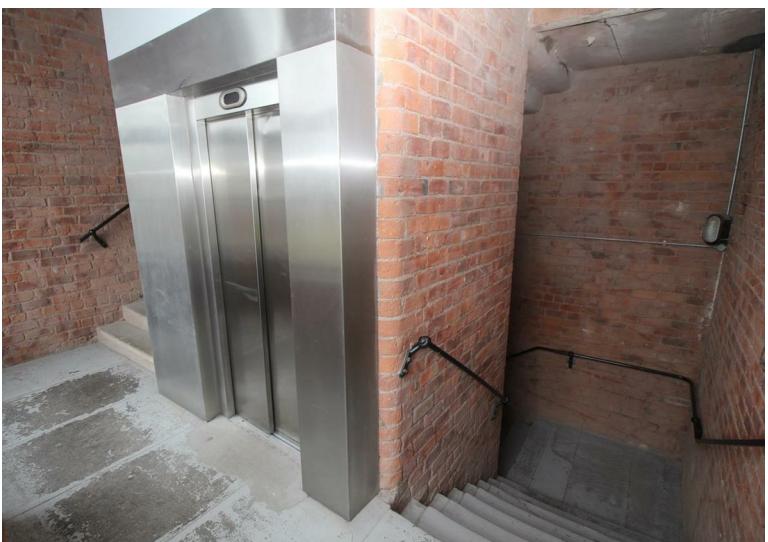












Agents Notes:

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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