



1.1, 9, BINNIE STREET, GOUROCK, PA19
1JU





Description

Occupying a desirable location this well presented two bedroom FIRST FLOOR FLAT would suit a variety of purchasers including first time buyers and downsizers. A particular feature is the generous sized quality fitted dining kitchen. Lies convenient for the town centre with all its amenities and transport facilities including the railway station with frequent service to Glasgow.

Specification includes: double glazing and gas central heating. There is a private south facing rear plot within the rear garden, plus communal drying green. Communal outhouse and private cellar area.

Impressive apartments comprise: Entrance Vestibule is reached by double timber doors which leads to the welcoming Reception Hallway by a single glazed door with walk in cupboard offering borrowed light from the close. The bright and spacious front facing Lounge has a three light bay window formation and enjoys oblique views beyond surrounding properties towards both the River Clyde and Lyle Hill. This apartment benefits from ornate cornicing and a shelved alcove.

There is a rear facing quality Dining Kitchen overlooking the garden which features white fitted units, black marble style work surfaces and splashback tiling. There is space for a dining table and chairs within this apartment. A separate Utility Room offers a fitted unit and plumbing for a washing machine.

There are two double sized Bedrooms. There is a quality rear facing Bathroom comprising: vanity wash hand basin within white high gloss unit, wc and bath with chrome style shower. Benefits include: marble style wet wall panelling, decorative panelled ceiling with downlighters and chrome heated towel rail.

All the white goods and furniture currently in the flat are open to separate negotiation. Viewing is essential. EPC = C.

Measurements

Entrance Vestibule

Hallway

Lounge

5.61m x 4.01m (18'5 x 13'2)

Dining Kitchen

5.26m x 3.45m (17'3 x 11'4)

Utility Room

1.14m x 2.64m (3'9 x 8'8)

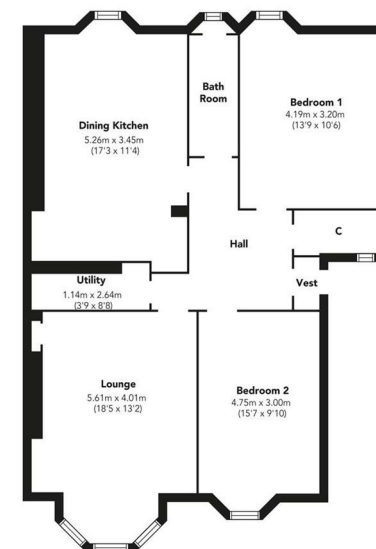
Bedroom 1

4.19m x 3.20m (13'9 x 10'6)

Bedroom 2

4.75m x 3.00m (15'7 x 9'10)

Bathroom

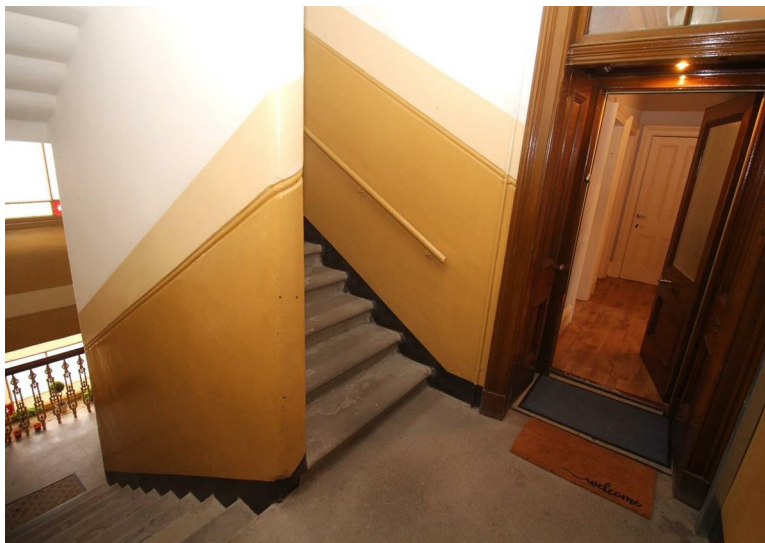












The
next
step..



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)