



1.3, 22, JOHN STREET, GOUROCK, PA19  
1PS







## *Description*

Set within a blond sandstone property this bright two bedroom FIRST FLOOR FLAT occupies a desirable central location fronting onto Binnie Street with access from John Street. The flat lies close to the town centre with all its amenities and transport facilities nearby including the railway station and ferry terminal. Offers an ideal first time purchase or rental investment opportunity.

Specification includes: double glazing and gas central heating. The building is protected by a security entry system. There is a communal rear drying green. There are partial rear views towards the River Clyde.

Accommodation comprises: Entrance Vestibule by timber door. A further single glazed door leads to the Hallway. There is an airy Lounge with front facing three light bay window formation, ornate cornicing, ceiling rose and alcove. The Kitchen features white fitted units, grey granite style work surfaces and splashback tiling. Appliances include: electric ceramic hob, oven, washing machine and fridge.

There are two double sized Bedrooms. The Bathroom with rear window offers a three piece suite comprising: wash hand basin, wc and bath with chrome style shower. Additional benefits include: chrome style heated towel rail and partial wet wall panelling.

Viewing is highly recommended for this home in a sought after location. EPC = C.

## *Measurements*

Entrance Vestibule

Hallway

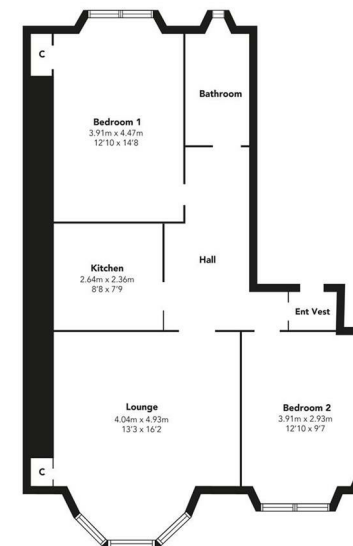
Lounge  
4.04m x 4.93m (13'3 x 16'2)

Kitchen  
2.64m x 2.36m (8'8 x 7'9)

Bedroom 1  
3.91m x 4.47m (12'10 x 14'8)

Bedroom 2  
3.91m x 2.92m (12'10 x 9'7)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans

















The  
next  
step..



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