

*Brian Harkins  
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*21 BARRHILL ROAD, GOUROCK, PA19 1LA*

*OFFERS OVER £229,000*

*3 BEDROOM FLAT - CONVERSION*

*EPC BAND:D*



Located in the highly sought after location this TRADITIONAL MAIN DOOR LOWER CONVERSION forming part of a substantial stone built house. Perfectly blending traditional charm with stylish contemporary interiors, the Conversion has been upgraded by the current owners. Private garden grounds to front and rear. Stunning Views.

The accommodation on offer comprises of Entrance Vestibule with double storm doors, Welcoming Reception Hallway with original features including cornicing, Wooden Parquet flooring throughout.

Bright and Spacious Lounge with feature fire place, Alcove storage with shelves and cupboard, Cornicing and Wooden Picture rail, Bay windows to the front commanding View over the Firth of Clyde and hills beyond, Wooden Parquet flooring throughout.

Dining Kitchen with floor and wall mounted units, Gas Range Oven, stainless steel chimney Extractor, Island storage unit, Integrated Dishwasher, Double window formation to front of property, Wooden Parquet Flooring throughout.

Double Bedroom to rear of property with built in fitted mirrored wardrobes and door access onto rear Utility room with floor and wall mounted units and Sink unit. Access to side patio Terrace. Two Further Bedrooms one to side and one to rear with Laminated flooring throughout.

Modern fitted Bathroom with two piece vanity suite and separate shower cubical with Power shower, Tiling throughout. Heated Towel Rail.

Private Garden grounds to front are laid mainly to lawn with Terraced Patio to side of property. Rear Garden grounds are elevated with Green House access from stairs and stunning views.

The specification of this property includes Gas Central Heating and Double Glazing.

Viewing is Highly recommended to fully appreciate the accommodation on offer.

### Lounge

19'9" x 14'0" (6.02 x 4.29)



### Dining/Kitchen

13'4" x 11'8" (4.08 x 3.58)



### Utility

5'6" x 8'4" (1.69 x 2.56)



### Bedroom 1

12'11" x 11'9" (3.94 x 3.60)



### Bedroom 2

11'7" x 9'10" (3.55 x 3.02)

### Bedroom 3

9'1" x 8'7" (2.77 x 2.62)



**Bathroom**  
8'9" x 4'5" (2.69 x 1.36)



**IMPORTANT NOTE TO PURCHASERS:**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an

offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





