

A multi-story apartment building with a central entrance and balconies. The building has a light-colored facade with red accents around the windows and balconies. The balconies are enclosed with white metal railings. The central entrance has a dark wooden door and a small porch. There are several windows on each floor, some with white frames. The building is surrounded by a brick-paved area and some greenery.

*Brian Harkins
Estate Agents*

2B CRAGBURN GATE ALBERT ROAD, GOUROCK, PA19 1NZ

OFFERS OVER £240,000

C/TAX BAND: E

2 BEDROOM FLAT - PURPOSE BUILT

EPC BAND: C

This GROUND FLOOR FLAT is well positioned within this sought after residential development commanding fabulous River views from the front facing Balcony. Private Residents Parking and communal garden grounds.

The well-proportioned accommodation comprises Entrance Hallway with storage cupboard, front facing Lounge with balcony overlooking the shore front and beyond whilst also allowing lots of natural light into the room.

The Dining/ Kitchen comes complete with a range of two-toned gloss wall and base mounted units, tiled floor, Gas Hob, wall mounted Electric Oven, Extractor Hood, Integrated Fridge/Freezer, Dishwasher and Washer Machine are all included in the sale.

The Master Bedroom enjoys floor to ceiling built in wardrobes and En-suite comprising of Two piece vanity white suite and shower cubicle, Tiling Throughout. Further Double Bedroom looking out to the rear of property with fitted mirrored wardrobes.

The fitted Bathroom has a two piece white vanity suite with wall mounted units and a double shower unit, mixer shower with screen.

The specification of the property includes Gas Central Heating and Double Glazing. The property is accessed via a security video controlled Door Entry System.

The development sits within attractive and well maintained communal gardens and offers allocated residents private parking.

Early viewing is highly recommended to fully appreciate the quality and finish of this property.

Lounge

14'2" x 13'1" (4.34 x 4.01)



Dining/Kitchen

12'5" x 10'0" (3.79 x 3.05)

Ensuite

8'2" x 4'1" (2.51 x 1.25)



Master Bedroom

15'5" x 12'3" (4.71 x 3.75)

Bedroom 2

12'7" x 9'8" (3.85 x 2.96)



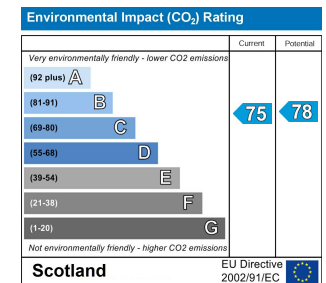
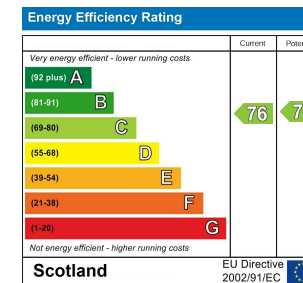
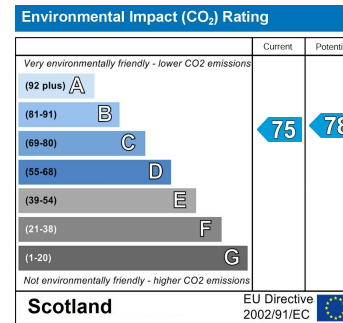
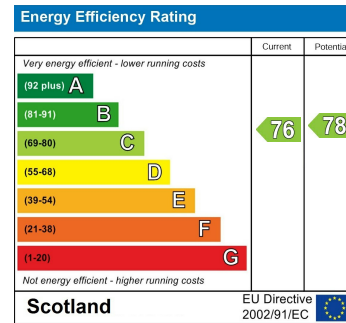
Bathroom
8'5" x 6'0" (2.57 x 1.85)



IMPORTANT NOTE TO PURCHASERS:
**MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification

documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale**

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.



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