



*Brian Harkins
Estate Agents*

25B SHORE STREET, GOUROCK, PA19 1RQ

OFFERS OVER £64,000

C/TAX BAND: A

1 BEDROOM FLAT

EPC BAND:D

Well-presented and exceptionally spacious, GROUND FLOOR FLAT which is centrally located in a highly popular area within easy reach of a variety of local amenities in Gourrock Town Centre. The property is in excellent decorative order throughout.

Accommodation on offer comprises Welcoming Reception Hallway with large walk in storage cupboard. Bright and Stylish Lounge with feature windows to the front of property, feature fireplace, further two storage cupboards.

Modern Breakfasting fitted Kitchen with ample storage in both forms of floor and wall mounted units, Electric Hob, Electric Oven and Extractor unit, window looking onto rear garden.

Good sized Double Bedroom with built in fitted mirrored wardrobes and window looking out to the front of property.

Bathroom with two piece white suite and wall mounted shower with walk in facilities, Tiling Throughout.

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

Communal Extensive rear Garden with Drying area.

Early viewing is highly recommended to fully appreciate both the property and the locale on offer.

Lounge
15'10" x 11'3" (4.83m x 3.43m)



Kitchen
9'6" x 6'11" (2.90m x 2.13m)



Bedroom
11'8" x 10'0" (3.56m x 3.05m)



Bathroom
9'6" x 4'11" (2.92m x 1.52m)



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.



