



BestMove is delighted to bring to the market this wonderful GROUND FLOOR FLAT located in a seldom available area of Gourock. Fantastic accommodation with private patio area to the front and communal rear gardens. Gas central heating and double glazing throughout.

4A MARGARET STREET, GOUROCK PA19 1UJ

Offers Over: £80,000

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Entrance leading to welcoming hallway which gives access to all accommodation. Great-sized lounge to the front hosting large windows that provide the room with a natural bright light. Fitted kitchen comprising integrated gas hob with hood over together with integrated oven and grill. There is a variety of wall and floor units providing ample work and storage space. Boiler housed in kitchen.

Bathroom with white sparkle wet wall throughout and complimentary flooring consisting of w.c., wash hand basin and bath tub with shower over.

The property benefits from two spacious double bedrooms with bedroom one hosting a storage cupboard.

Gourock has a wide range of local amenities including post office, coffee shops, bars and restaurants. There are more extensive supermarket facilities available within Greenock. The town has established schooling at both primary and secondary levels. The mainline railway station in Gourock provides excellent services to Glasgow Central. In addition there are two nearby ferry terminals serving Dunoon. Recreational amenities in the area include several quality golf courses minutes and an outdoor heated swimming pool together with well-equipped gym. Greenock's popular Battery Park is also a short distance from the property.

Early viewing is highly recommended.

ACCOMMODATION

Lounge - 4.35m(14'2")x3.98m(13'0")approx.

Kitchen - 2.73m(8'9")x2.39m(7'8")approx.

Bedroom one - 3.98m(13'0")x3.32m(10'8")approx.

Bedroom two - 3.96m(12'9")x3.32m(10'8")approx.

Bathroom - 2.53m(8'3")x1.47m(4'8")approx.

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.

SELLING

Do you have a property to sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation and advice on the sale of your present property. Should this be of interest please ask for Gail Gurney on 01475 558420 (press option 2).