



Perfectly situated within the ever popular Cardwell Bay area of Gourock this splendid FIRST FLOOR FLAT offers great sized accommodation. Benefiting from secured entry and a private parking bay together with visitor spaces. GCH & DG. Hallway, lounge, kitchen, 2 bedrooms and bathroom.

**FLAT 3, 5 CALEDONIA GARDENS, GOUROCK, PA19 1UE**

**OFFERS OVER: £110,000**

**Branch:** 4 Cathcart Square, Greenock, PA15 2BS

**Tel:** 01475 558420

**Email:** lswan@blair-bryden.co.uk

Perfectly situated within the ever-popular Cardwell Bay area of Gourock this splendid FIRST FLOOR FLAT offers great sized accommodation. Benefiting from secured entry and a private parking bay together with visitor spaces. Recently decorated throughout. Gas central heating and double glazing.

Welcoming hallway giving access to all accommodation. Two good sized storage cupboards. Generous sized lounge/dining to the front of the property with two ceiling to floor windows and a third window allowing natural light throughout this room. Neutral décor with complementing carpeting. Fitted kitchen/dining hosting a variety of wall and floor units providing ample work and storage space. Tiles under wall units with complementing work and floor surfaces.

The property benefits from two good sized double bedrooms both with fitted wardrobes. Neutral décor throughout. Newly fitted modern bathroom hosting w.c, wash hand basin and bath with shower over. Wall mounted chrome heated towel rail. Tastefully decorated with "wet wall". Internal viewing of this property is highly recommended.

Cardwell Bay offers a host of local shopping, bars, restaurants and transport facilities, easy access to Gourock and Greenock town centres, the Battery Park and Gourock station, ideal for commuters.

#### ACCOMMODATION

Hallway - 3.93m(12'11")x1.72m(5'8")approx.

Lounge - 6.38m(20'11")x3.71m(12'2")approx.

Kitchen - 4.20m(13'9")x2.75m(9'0")approx.

Bedroom one - 3.71m(12'1")x2.73m(8'11")approx.excluding wardrobes

Bedroom two - 3.60m(11'10")x2.92m(9'7")approx.excluding wardrobes

Bathroom - 1.68m(5'6")x2.08m(6'10")approx.

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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 Linda Swan on 01475 788246 Or Harry Gray On 01475 558420.