



Immaculately presented to the market this beautiful GROUND FLOOR FLAT is located in a sought after area of Gourock and offers fantastic accommodation. Secured entry and communal rear gardens. Gas central heating and double glazing throughout.

Flat 0/2, 17 Binnie Street, Gourock PA19 1JT

Offers Over: £135,000

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Small vestibule leading to main hallway that gives access to all accommodation and hosts three storage cupboards. Spacious lounge to the front of the property, tastefully decorated with bay window allowing natural light throughout. Original cornicing and ceiling rose. Fire and surround. Modern fitted kitchen comprising a variety of wall and base units providing ample work and storage space. Stylish work surfaces and splashback. The integrated appliances include the electric hob with extractor over, oven, grill, fridge-freezer and dishwasher. Boiler housed.

The property benefits from two double bedrooms both of which are located to the rear. Bedroom one is a sizeable room with the added benefit of French Doors providing access to a decked area and rear gardens. Bedroom two is a generous-sized room with fixed mirrored wardrobes.

Family bathroom hosting bath with shower over, w.c and vanity basin set.

Early internal viewing of the property is highly recommended.

Gourock's local amenities include bars, restaurants and local shopping. Transport is also on your doorstep with Gourock station providing regular trains to Glasgow City Centre. Ferry to Dunoon also within the local station.

ACCOMMODATION

Lounge - 5.60m(18'4")x4.40m(14'4")approx.

Kitchen - 3.04m(9'9")x1.91m(6'3")approx.

Bedroom one - 4.76m(15'6")x3.40m(11'2")approx.

Bedroom two - 4.42m(14'5")x3.66m(12'0")approx.

Bathroom - 3.26m(10'6")x1.42m(4'6")approx.

VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

ENTRY

Negotiable

The estate 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.