



FLAT 1, 2, COVE ROAD, GOUROCK, PA19
1RS





Description

Situated within a rarely available waterfront address this one bedroom FIRST FLOOR FLAT enjoys views beyond trees to Cardwell Bay and the River Clyde. Would suit a variety of buyers including first time purchasers, downsizers and rental investors. A degree of internal upgrading and modernisation is required which is reflected in the asking price. Conveniently situated for local shops, amenities and just a few minutes walk from the Battery Park.

There is a communal paved courtyard area next to the flat's entrance door featuring partial views to Cardwell Bay. Private loft which is partially floored. Specification includes: gas central heating.

Apartments comprise: Entrance Hallway is reached by a single glazed door with hatch to the loft. The generous sized front facing Lounge offers two windows with views beyond trees to Cardwell Bay. There is a basic Kitchen on open plan to the lounge with fitted units and work surfaces.

The front facing double sized Bedroom offers wardrobe storage. There is a basic Bathroom with three piece suite comprising: wash hand basin, wc and bath.

Early viewing is recommended for this affordable waterfront home. EPC = D.

Measurements

Hallway

Lounge

5.13m x 4.39m (16'10 x 14'5)

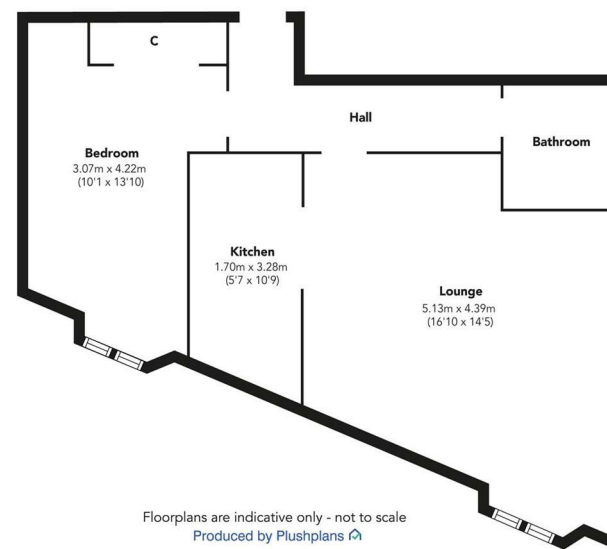
Kitchen

1.70m x 3.28m (5'7 x 10'9)

Bedroom

3.07m x 4.22m (10'1 x 13'10)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans 









The
next
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Find all our properties at: [**rightmove**](#) [**Zoopla**](#) [**nTheMarket.com**](#) [**s1homes.com**](#)