127 KIRN DRIVE, GOUROCK, PA19 1EF

OFFERS OVER £123,000

C/TAX BAND: A

2 BEDROOM APARTMENT

EPC BAND:C

This lovely and bright two-bedroom lower quarter villa is located in the popular residential area of Gourock. The property boasts immaculate interiors, a large front garden with decked area. Close to local amenities, all within walking distance of the town centre. Primary and secondary schools are also nearby.

The welcoming reception hallway features a large storage cupboard, leading to a bright and spacious lounge with a large picture window to the front.

Kitchen offers ample storage with both floor and wall units, a gas cooker, extractor hood, an additional storage cupboard, and access to a porch area leading to the rear garden.

There are two generously sized double bedrooms, one at the front and one at the rear, one with built-in storage.

The family bathroom includes a three-piece white vanity suite, mixer shower with screen, and wetwall throughout.

Additional features include gas central heating and double glazing.

The garden areas to the front and rear are complemented by a communal drying green.

Early viewing is highly recommended to appreciate the beautifully presented and exceptionally spacious accommodation with its outstanding quality of finish.

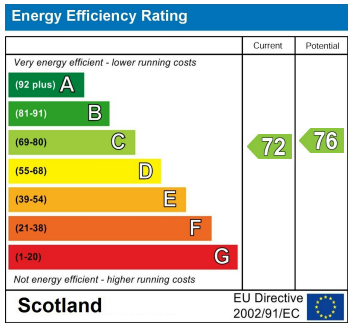
Lounge
14'0" x 13'1" (4.29 x 4.01)

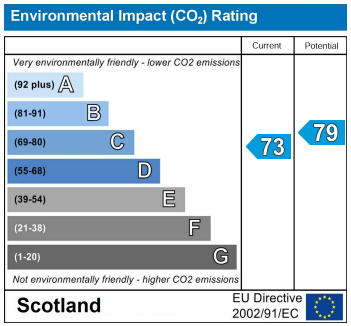
Kitchen
10'4" x 8'11" (3.15 x 2.72)

Bedroom 2
11'2" x 9'3" (3.42 x 2.82)

Bedroom 1
13'5" x 10'9" (4.11 x 3.28)

Bathroom
6'2" x 5'6" (1.88 x 1.68)

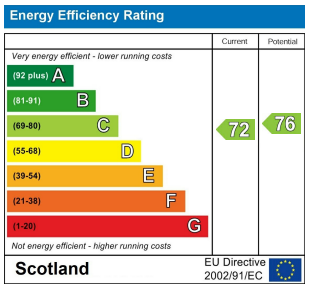


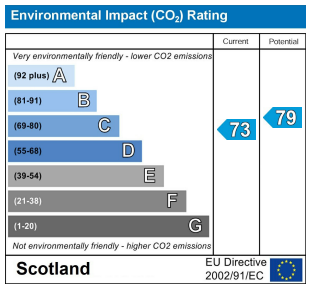


IMPORTANT NOTE TO PURCHASERS:

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.





18 John Wood Street, Port Glasgow, Inverclyde, PA14 5HU
T. 01475 741850 | F. 01475 745599 | enquiries@brianharkinsfs.com

Brian Harkins
Estate Agents