

0.3, 22, JOHN STREET, GOUROCK, PA19 1PS

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ESTATE AGENTS









Description

Set within an attractive blonde sandstone building, this refurbished one-bedroom GROUND FLOOR FLAT occupies a desirable central location, conveniently positioned close to the town centre and its wide range of amenities and transport facilities. The property has been freshly decorated throughout and benefits from newly fitted carpets.

Specification includes: Double glazing and electric heating. The building is protected by a secure door entry system. Further benefits include a communal rear drying green, two private cellars and a compact private front garden belonging exclusively to the flat.

Accommodation comprises: Entrance hallway accessed via a timber door, with useful built-in storage cupboard.

The front-facing lounge features a two-light window formation, providing good natural light, together with an attractive shelved alcove. The kitchenette is open plan to the lounge and is fitted with an electric hob, electric oven and under-counter fridge freezer.

The rear-facing double bedroom benefits from a two-light window formation and useful built-in cupboard storage.

The bathroom has been upgraded with a brand-new three-piece suite comprising pedestal wash hand basin, WC and bath. There is also a useful built-in storage cupboard.

This property would make an ideal home for someone seeking a refurbished flat within a traditional sandstone building, with the added benefit of private outdoor space and excellent access to local amenities.

Applications are subject to financial criteria checks.

LLR:1500012/280/05112
LARN1901039

Measurements

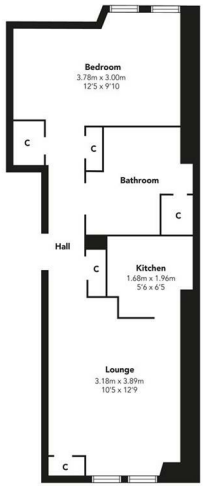
Hallway

Lounge
3.18m x 3.89m (10'5 x 12'9)

Kitchenette
1.68m x 1.96m (5'6 x 6'5)

Bedroom
3.78m x 3.00m (12'5 x 9'10)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans



















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.

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