



4, ADAM STREET, GOUROCK, PA19 1UQ



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## **Description**

Situated close to the waterfront at Cardwell Bay this one bedroom TOP FLOOR MIDDLE FLAT lies within a tree lined cul de sac conveniently located for amenities and transport facilities. Offers an ideal starter home or rental investment opportunity. There are attractive rear views towards Cardwell Bay, the Battery Park and Lyle Hill. A degree of upgrading and modernisation is required which is reflected in the asking price.

There is a communal rear drying green. Specification includes: double glazing and gas central heating.

Entrance Hallway by timber door with single glazed panel above and inbuilt cupboard. There is a rear facing Lounge with two light window formation and alcove area. The Kitchenette lies on open plan with rear window and features basic fitted units and work surface areas.

There is a rear facing double sized Bedroom. The Bathroom comprises a basic suite offering: pedestal wash hand basin, wc and bath.

Viewing is recommended for this affordable home. EPC = C

## **Measurements**

Hallway

Lounge

3.30m x 5.66m (10'10 x 18'7)

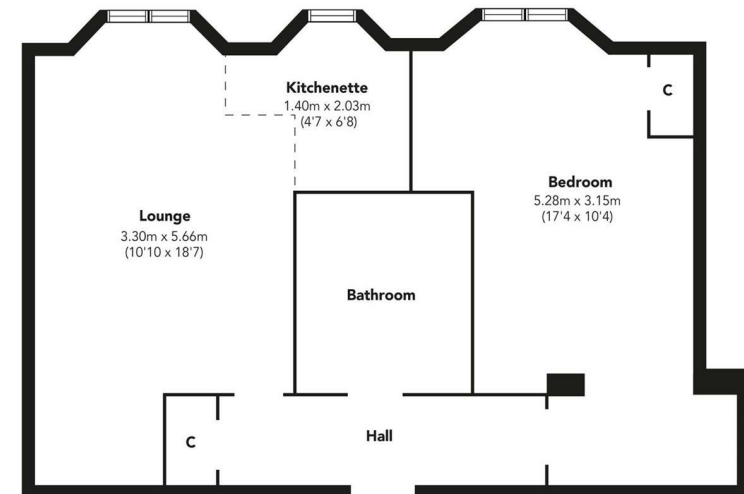
Kitchenette

1.40m x 2.03m (4'7 x 6'8)

Bedroom

5.28m x 3.15m (17'4 x 10'4)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 









The  
next  
step..



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