



*Brian Harkins
Estate Agents*

3H ASHBURN GARDENS, GOUROCK, PA19 1BT

OFFERS OVER £143,000

C/TAX BAND: C

2 BEDROOM FLAT - PURPOSE BUILT

EPC BAND:C

Located on Gourock waterfront, this traditional red sandstone TWO BEDROOM TOP FLOOR FLAT within Ashburn Gardens would suit either a family, couples seeking their first home or a professional looking for a convenient location close to local travel links, bars and restaurants.

The flat features a welcoming hallway leading to all rooms. The lounge benefits from large front facing bay window offering spectacular views of the Firth of Clyde and hills beyond.

Both bedrooms within this property are of a generous size, the bedroom to the rear of the flat comprises of walk in laundry room and the bedroom to the front shares the stunning views across the river.

Both the kitchen and bathroom have received stylish upgrades. The kitchen is made up of white gloss units with Electric hob, oven and extractor.

Bathroom with white three-piece suite including vanity for storage, Electric shower and Wet wall panels throughout.

An additional sizeable storage cupboard is accessed via the entrance hallway, providing plenty of storage or small office space.

This property benefits from communal rear gardens and drying area. It also has gas central heating and double glazing.

Early viewing is essential in order to fully appreciate both the location and accommodation on offer.

Lounge
17'6" x 12'1" (5.34 x 3.69)



Kitchen
8'0" x 5'2" (2.44 x 1.60)



Bedroom 1
14'3" x 11'6" (4.36 x 3.52)



Bedroom 2
14'7" x 9'5" (4.47 x 2.89)



Bathroom
15'1" x 5'0" (4.62 x 1.53)



Laundry
7'1" x 3'4" (2.16 x 1.03)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	77
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		80	84
Scotland		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	77
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		80	84
Scotland		EU Directive 2002/91/EC	

Brian Harkins
Estate Agents

