



3D, KINGSWAY, GOUROCK, PA19 1TQ







Description

This well presented two bedroom FIRST FLOOR MAISONETTE FLAT has been recently upgraded and features a balcony which is accessed from the lounge. Lies convenient for local schooling and is close to both road and rail transport facilities.

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

Accommodation comprises: Entrance Hallway by UPVC door. There is a front facing airy Lounge with two windows and UPVC double glazed door to the balcony which is an ideal space to enjoy sunny days. The Breakfasting Kitchen with rear window benefits from grey wall and floor units, marble effect work surfaces and partial wet wall panelling. Appliances include: electric cooker.

Stairs lead to the Upper Landing with inbuilt cupboard. There are two double sized Bedrooms. Bedroom 1 is front facing with three light window formation and also features two walk in storage cupboards Bedroom 2 is to the rear with walk in storage cupboard. The Bathroom with window has a three piece suite offering: pedestal wash hand basin, wc, bath with electric shower. Additional specification includes: wall and floor tiling and shower screen.

Applications are subject to financial criteria checks.

LLR: 421530/280/09561

LARN: 1901039



Measurements

Entrance Hallway

Lounge

4.70m x 3.12m (15'05 x 10'03)

Kitchen

4.52m x 2.69m (14'10 x 8'10)

Bedroom 1

4.11m x 2.72m (13'06 x 8'11)

Bedroom 2

3.68m x 3.00m (12'01 x 9'10)

Bathroom

1.91m x 1.70m (6'03 x 5'07)









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**](#)