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7H ASHBURN GARDENS, GOUROCK, PA19 1BT

OFFERS IN EXCESS OF £133,000

C/TAX BAND: C

2 BEDROOM FLAT - PURPOSE BUILT

EPC BAND: C

Located on Gourrocks 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, unobstructed 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 double fitted wardrobes 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 including integrated fridge/freezer with grey concrete effect work surfaces. Electric hob, oven and extractor.

The bathroom boasts white three-piece suite including double vanity for storage and separate shower cubicle. Wet wall panels and laminate flooring 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

16'8" x 12'5" (5.09 x 3.79)



Kitchen

10'2" x 6'0" (3.10 x 1.83)



Bedroom 1

15'4" x 9'0" (4.69 x 2.75)



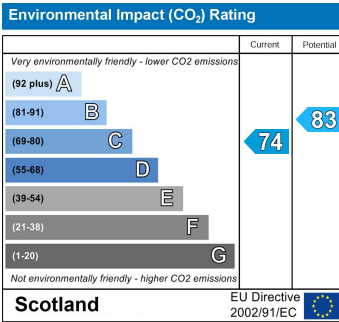
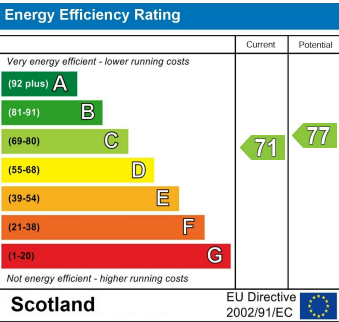
Bedroom 2

14'0" x 11'11" (4.27 x 3.65)



Bathroom

15'0" x 4'9" (4.58 x 1.45)



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.

