2/1, 35, CARDWELL ROAD, GOUROCK, PA19 1UW

neillclerk
ESTATE AGENTS

Description

This spacious top-floor flat occupies a sought-after waterfront position and enjoys stunning rear-facing views across Cardwell Bay, the River Clyde and the surrounding hills beyond.

Residents benefit from dedicated parking, accessed via Cove Road, with one allocated space available per property. Entry to the building is available from both the front and rear elevations.

Additional features include a communal drying area, bin store and a private cellar, all conveniently located on the ground floor. The building is secured by a door entry system and is ideally situated close to a range of local amenities, shops and transport links. Battery Park is also within easy walking distance. Further benefits include double glazing, electric heating and attractive timber-panelled flooring.

The accommodation comprises an entrance hallway accessed via a glazed panelled door, with two built-in storage cupboards providing excellent storage space. The hallway flows seamlessly into the bright, open-plan lounge, which enjoys impressive views over the River Clyde.

The recently fitted kitchen is positioned to the rear of the property with views across Cardwell Bay. It is equipped with a range of contemporary wall and base units, complemented by stylish wet wall panelling. Included appliances comprise an electric hob and oven.

There are two double bedrooms located to the front of the property. Completing the accommodation is a newly installed bathroom featuring a modern three-piece suite comprising a pedestal wash hand basin, WC and bath with overhead shower.

Applications are subject to financial criteria checks.

LLR :519640/280/06032
LARN1901039

Measurements

Hallway

Lounge
7.16m x 3.81m (23'6 x 12'6)

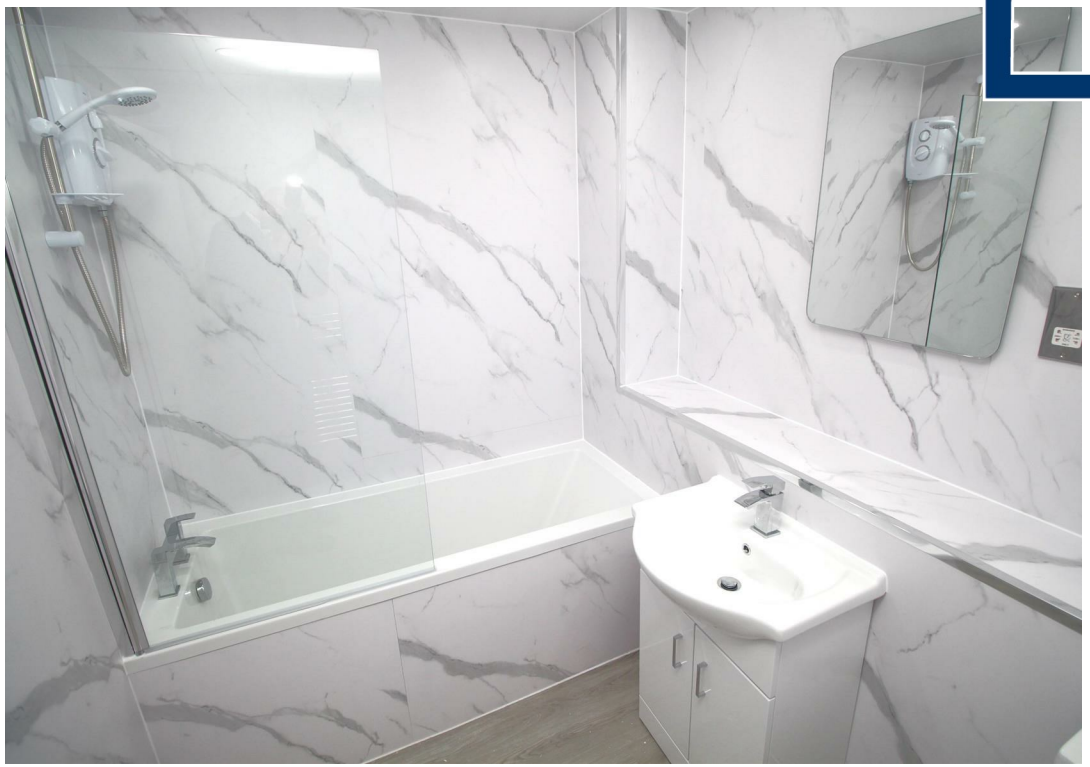
Kitchen
2.84m x 2.46m (9'4 x 8'1)

Bedroom 1
3.96m x 2.44m (13'0 x 8'0)

Bedroom 2
3.96m x 2.44m (13'0 x 8'0)

Bathroom

IMPORTANT



PX17 MXG

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 OnTheMarket.com s1homes.com

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

neillclerk ESTATE AGENTS