



GROUND FLOOR FLAT located on Gourock's sought after Albert Road. Good accommodation featuring lounge, kitchen, box room and wet room. Close to all amenities.

0/1, 51 Albert Road, Gourock PA19 1NJ

Offers Over: £70,000

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GROUND FLOOR FLAT located on Gourock's sought after Albert Road. Good accommodation featuring lounge, kitchen, box room and wet room. Close to all amenities.

Lounge to the front hosting large windows which provide the room with a natural light. Box room accessed from the lounge that comprises built-in wardrobe and storage cupboard.

Fitted kitchen to the front consisting of a variety of wall and base units providing ample work and storage space. The integrated appliances include the gas hob with hood over, oven and grill. The boiler is housed in the kitchen.

Wet room with w.c., wash hand basin and shower.

Gourock has a wide range of local amenities including post office, coffee shops, bars and restaurants. There are more extensive supermarket facilities available within Greenock. The town has established schooling at both primary and secondary levels. The mainline railway station in Gourock provides excellent services to Glasgow Central. In addition there are two nearby ferry terminals serving Dunoon. Recreational amenities in the area include several quality golf courses minutes from the property is an outdoor heated swimming pool together with well-equipped gym.

### ACCOMMODATION

Lounge – 5.50m(18'0")x3.73m(12'2")approx.

Kitchen – 3.27m(10'7")x2.51m(8'2")approx.

Wet room – 2.02m(6'6")x1.88m(6'1")approx.

Box room – 3.39m(11'1")x2.43m(7'9")approx.

### VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420

### ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.