



Presented to the market in walk-in condition this freshly renovated **SECOND FLOOR FLAT** is located in a sought after area of Gourock providing good accommodation and featuring stunning views out to the River Clyde. Gas central heating and double glazing throughout.

Flat 2/2, 45 Albert Road, Gourock PA19 1NJ

Offers Over: £82,000

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Flat 2/2, 45 Albert Road, Gourock PA19 1NJ

Presented to the market in walk-in condition this freshly renovated FIRST FLOOR FLAT is located in a sought after area of Gourock providing good accommodation and featuring stunning views out to the River Clyde. Gas central heating and double glazing throughout.

Entrance hall which gives access to all accommodation. Spacious lounge providing a great living space with a trio of windows that give the room natural light and provide breathtaking views out to the River Clyde. Good-sized modern kitchen consisting of wall and floor units ideal for storage. The integrated appliances include the electric hob with hood over, oven and grill.

The property benefits from a double bedroom which features a walk-in storage cupboard where the boiler is housed.

Stylish shower room comprising a shower unit and wash hand basin with vanity unit. Separate w.c with accompanying wash hand basin.

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 - 4.73m(15'5")x3.72m(12'2")approx.

Kitchen - 3.10m(10'1")x2.90m(9'5")approx.

Bedroom - 3.43m(11'2")x2.88m(9'4")approx.

Shower room - 2.43m(7'9")x1.11m(3'6")approx.

W.C. - 0.98m(3'2")x0.65m(2'1")approx.

VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

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.