



Presented to the market in walk in condition this TOP FLOOR FLAT with views of the Firth of Clyde. Communal drying area and two allocated plots. Private cellar. Communal outhouse. GCH & DG. Ample storage. Hallway, lounge, dining kitchen, 2 bedrooms & bathroom.

FLAT 2/1 1 BINNIE STREET, GOUROCK, PA19 1JU

OFFERS OVER: £115,000

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Presented to the market in walk in condition this TOP FLOOR FLAT with fabulous views of the Firth of Clyde providing fantastic accommodation. Communal drying area together with two allocated plots used solely by the current owner. Private cellar. Communal outhouse. Gas central heating and double glazing throughout. Ample storage.

Small vestibule leading to main hallway. Neutral decor giving access to all accommodation. The hallway benefits from a large walk-in storage cupboard together with a further storage cupboard. The lounge is located to the front of the property, again, with neutral décor and featuring bay window allowing natural light throughout and provides fabulous views of the Firth of Clyde. Original cornicing and decorative ceiling rose with complementing fire surround and electric fire. Located to the rear of the lounge, you will find another large storage cupboard. Modern fitted dining kitchen to the rear of the property hosting wall and base units providing ample work and storage space. Complementing work and floor surfaces. Tiled splashback. Gas cooker.

The property benefits from two double bedrooms, both tastefully decorated. Bedroom one is of a generous size located to the front with bedroom two located to the rear being a good-sized double. Family bathroom hosting bath with over shower, w.c and wash hand basin and partial wall tiling.

Early internal viewing of the property is highly recommended.

Gourock's local amenities including bars, restaurants and local shopping. Transport is also on your doorstep with Gourock station providing regular trains to Glasgow City Centre. Ferry to Dunoon also within the local station.

ACCOMMODATION

Hallway - 4.06(13'3")x2.60m(8'5")approx.

Lounge - 5.74m(18'8")x4.49m(14'7")approx. excluding storage

Dining kitchen - 5.59m(18'3")x2.94m(9'6")approx.

Bedroom one - 4.20m(13'8")x3.32m(10'9")approx.

Bedroom two - 4.17m(13'7")x3.01m(9'9")approx.

Bathroom - 4.26m(13'10")x1.32m(4'3")approx.

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.

SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Linda Swan on 01475 788246 Or Harry Gray On 01475 558420.