



Presented to the market in walk in condition this GROUND FLOOR FLAT offers great sized accommodation. Private front garden together with communal rear gardens. Private cellar. GCH & DG throughout. Hallway, lounge, dining kitchen, 2 double bedrooms & bathroom.

FLAT 0/1, 4 BINNIE STREET, GOUROCK, PA19 1JS

OFFERS OVER: £130,000

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Presented to the market in walk in condition this GROUND FLOOR FLAT offers great sized accommodation. Private front garden together with communal rear gardens. Private cellar. Gas central heating and double glazing throughout.

Small vestibule leading to main hallway. Tastefully decorated giving access to all accommodation. Good sized storage cupboard. The lounge is located to the front of the property, neutral décor with bay window allowing natural light throughout. Original cornicing and ceiling rose. Gas fire and surround. Fabulous sized walk in storage cupboard located at the rear of the lounge. Dining kitchen to the rear of the property hosting a number of wall and base units providing ample work and storage space. Tiled splashback under wall units. Large window providing natural sunlight and overlooking well maintained communal rear gardens.

The property benefits from two double bedrooms, both tastefully decorated. Bedroom one is a spacious room located to the rear with bedroom two being a great sized double to the rear. Modern fitted bathroom room hosting bath with shower over, w.c and wash hand basin.

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 - 3.96m(13'0")x3.40m(11'2")approx.

Lounge - 5.60m(18'4")x3.92m(12'9")approx. excluding storage

Dining kitchen - 5.15m(16'9")x3.28m(10'8")approx.

Bedroom one - 4.94m(16'9")x3.12m(10'2")approx.

Bedroom two - 4.07m(13'4")x2.81m(9'2")approx.

Bathroom - 2.67m(8'8")x1.41m(4'6")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.