



**BLAIR &  
BRYDEN**



This immaculately presented TERRACED house is situated in a sought-after area of Gourock and provides great accommodation. Perfect for first-time buyers the property features private gardens and allocated parking bay. Gas central heating and double glazing throughout.

**65 BOURNEMOUTH ROAD, GOUROCK PA19 1HN**

**Offers Over: £126,000**

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This immaculately presented TERRACED house is situated in a sought-after area of Gourock and provides great accommodation. Perfect for first-time buyers the property features private gardens and allocated parking bay. Gas central heating and double glazing throughout.

Welcoming entrance vestibule leading to the spacious and bright lounge which provides a fantastic living space. Fitted kitchen to the rear hosting a variety of wall and floor units providing ample work and storage space. The integrated appliances included are the electric hob with extractor hood over, oven and grill. Storage cupboard. Access to the pleasant rear gardens.

Carpeted stairwell to upper level with loft access and storage cupboard.

The property benefits from two double bedrooms. Both rooms are of modern decor with the master bedroom comprising built-in mirrored wardrobes.

The elegant shower room comprises a w.c., wash hand basin with accompanying vanity unit and walk-in shower.

Close to all local amenities including local transport with nearby bus route offering regular services. The mainline railway station in Gourock provides excellent services to Glasgow Central and regular ferry sailings to Dunoon. Both Secondary and Primary schooling within walking distance.

Early viewing highly recommended.

### **ACCOMMODATION**

Lounge - 4.67m(15'3")x3.58m(11'7")approx.

Kitchen - 3.54m(11'6")x2.39m(7'8")approx.

Bedroom one - 2.94m(9'6")x2.58m(8'4")approx.

Bedroom two - 3.58m(11'7")x2.11m(6'9")approx.

Shower room - 1.97m(6'4")x1.67m(5'4")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.