



The opportunity has arisen to purchase this wonderful FIRST FLOOR FLAT located in a hugely popular area of Gourock providing great accommodation. Gas central heating and double glazing throughout. Secured entry and allocated parking space.

FLAT 1/2, 92 MANOR CRESCENT, GOUROCK PA19 1UP

Offers Over: £125,000

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Entrance hallway giving access to all accommodation and hosting two storage cupboards. The lounge is located to the front of the property offering a good-sized living area. Fitted kitchen comprising a variety of wall and floor units providing ample work and storage space. The integrated appliances include the gas hob with hood over, oven, grill, fridge-freezer and washing machine. Boiler housed in kitchen.

The property features two double bedrooms both of which contain built-in mirrored wardrobes. The master bedroom also comprises an ensuite shower room with w.c., wash hand basin and shower cubicle with overhead shower.

Family bathroom consisting of w.c., wash hand basin and bath.

Early viewing is recommended.

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 and an outdoor heated swimming pool together with well-equipped gym. Greenock's popular Battery Park is also a short distance from the property.

ACCOMMODATION

Lounge:- 5.31m(17'4")x3.37m(11'0")approx

Kitchen:- 4.17m(13'6")x2.26m(7'4")approx

Bedroom one:- 3.73m(12'2")x2.89m(9'4")approx

Ensuite shower room:- 2.40m(7'8")x1.28m(4'1")approx

Bedroom two:- 3.52m(11'5")x3.15m(10'3")approx

Bathroom:- 2.54m(8'3")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.