



Fantastic LOWER QUARTER VILLA presented to the market in walk-in condition and offering great-sized accommodation. Private front and rear gardens. Main door entry. Gas central heating and double glazing throughout.

54 NELSON ROAD, GOUROCK PA19 1XH

Offers Over: £88,000

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Welcoming entrance hallway giving access to all accommodation. Good-sized lounge with large windows providing a bright living space. Modern fitted kitchen with a variety of wall and floor units providing ample work and storage space. The integrated appliances include the electric hob with hood over, oven and grill. Boiler housed in kitchen. Back door to rear gardens.

The property comprises two spacious double bedrooms which both comprise storage cupboards.

Fully tiled bathroom with complimenting flooring comprising w.c., wash hand basin and bath with shower over.

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 - 4.81m(15'7")approx x 3.52m(11'5")approx.

Kitchen - 2.97m(9'7")x1.98m(6'4")approx.

Bedroom one - 3.67m(12'0")x3.52m(11'5")approx.

Bedroom two - 3.16m(10'3")x2.90m(9'5")approx.

Bathroom - 1.99m(6'5")x1.48m(4'8")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 Gail Gurney on 01475 558420 (press option 2).