



GROUND FLOOR FLAT ideally located close to all amenities in Gourock. Good accommodation with private garden area to the front and communal rear gardens. Electric heating throughout.

8A SHARP STREET, GOUROCK PA19 1UL

Offers Over: £40,000

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GROUND FLOOR FLAT ideally located close to all amenities in Gourock. Good accommodation with private garden area to the front and communal rear gardens. Electric heating throughout.

Entrance leading to hallway which gives access to all accommodation. Good-sized lounge to the front hosting large windows that provide the room with a natural bright light. Fitted dining kitchen comprising integrated electric hob, oven and grill. There is a variety of wall and floor units providing ample work and storage space.

The shower room features a w.c., wash hand basin with accompanying vanity unit and shower cubicle with electric shower overhead.

The property benefits from a double bedroom which consists of a storage cupboard.

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 - 5.15m(16'8")x3.51m(11'5")approx.

Kitchen - 3.07m(10'0")x2.81m(9'2")approx.

Bedroom one - 4.09m(13'4")x2.50m(8'2")approx.

Shower room - 2.57m(8'4")x1.80m(5'9")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.