



2/2, 2, CASTLE  
MANSIONS, GOUROCK, PA19 1PE



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ESTATE AGENTS





## **Description**

**CLOSING DATE ON FRIDAY 21ST APRIL AT 11AM**

This bright and spacious two bedroom **SECOND FLOOR FLAT** layout which could be reconfigured to form a three bedroom home, subject to requisite permissions. A degree of modernisation and internal upgrading is required which is reflected in the asking price.

There are impressive dual aspect views. The superb rear views are over Gourock towards to the Firth of Clyde, spanning from Hunters Quay to the Holy Loch and Kilcreggan. The westerly aspect is perfect for enjoying summer sunsets over Argyll. Front views beyond St John's Church continue towards Cardwell Bay and the Lyle Hill.

There is a communal rear garden. Specification includes: security door entry, double glazing and gas central heating. Enjoys a central location close to the town centre with all its amenities including the railway station with a frequent service to Glasgow.

Apartments comprise: Entrance Vestibule by double timber door with further double glazed door leading to the Reception Hallway with inbuilt cupboard. The airy rear facing Lounge has a three light bay window with River Clyde views, ornate cornicing, ceiling rose and fireplace with gas fire.

The Kitchenette features basic fitted units, oak effect work surfaces and splashback tiling. There is an extractor hood, gas hob and electric oven. Access if either from the lounge or the hallway. The Dining Room is on open plan to the kitchenette.

There are two double sized Bedrooms. The Shower Room with front window offers a basic three piece suite comprising: pedestal wash hand basin, wc and shower cubicle with "Triton" shower, plus partial wall tiling.

Early inspection advised to appreciate the potential this home offers. EPC = E.

## **Measurements**

Entrance Vestibule

Reception Hallway

Lounge

3.63m x 5.36m (11'11 x 17'7)

Kitchenette

1.85m x 2.57m (6'1 x 8'5)

Dining Room

3.48m x 4.06m (11'5 x 13'4)

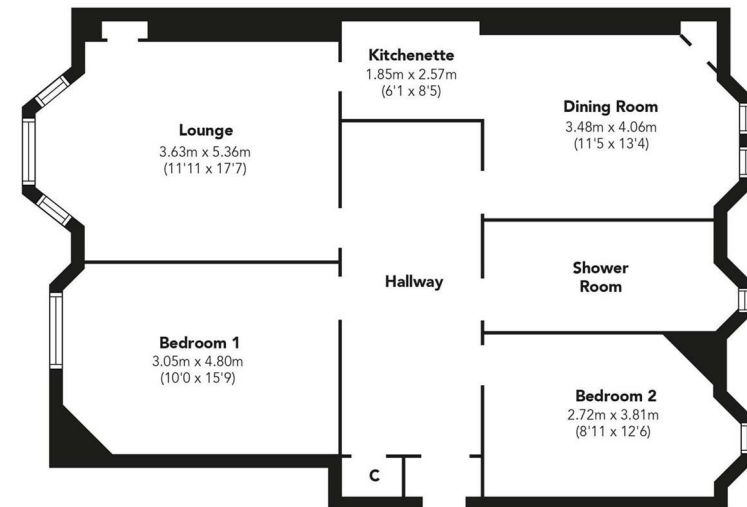
Bedroom 1

3.05m x 4.80m (10'0 x 15'9)

Bedroom 2

2.72m x 3.81m (8'11 x 12'6)

Shower Room



Floorplans are indicative only - not to scale  
Produced by Plushplans 









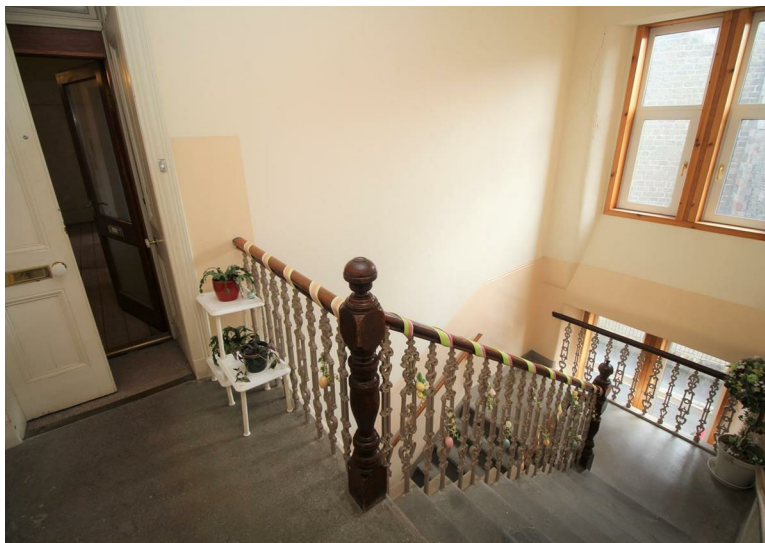












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