



38A, ROYAL STREET, GOUROCK, PA19
1PW





Description

This immaculately presented, freshly redecorated three bedroom UPPER VILLA FLAT is a rarely available style of property within a popular location close to Gourock's town centre and waterfront. Offers an ideal first time purchase and also suits downsizers. A particular feature are the folding doors between the lounge and dining kitchen which when opened create a lovely space for entertaining with family and friends. Only three flats are located in the building, with just two homes accessed by the communal entrance door from Royal Street.

There is a communal shared rear drying area and paved patio. Specification includes: double glazing and gas central heating. Conveniently located for Gourock's wide range of amenities, shops and transport facilities including frequent rail service to Glasgow.

Impressive apartments comprise: Entrance Hallway by timber door with laminate floor. The airy rear facing Lounge has a two light window, features ornate cornicing and ceiling rose, plus fireplace with inset electric fire. The bright fitted Kitchen is reached by glazed folding doors from the lounge with two light front facing window offers beech style units and granite effect work surfaces. Appliances include: stainless steel chimney extractor hood, five ring gas hob, electric oven and washing machine. NB. the integral microwave is not working.

There are two double sized Bedrooms. The 3rd child's Bedroom could also be an ideal home office with front facing "Velux" window. There is a quality Shower Room with three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and shower cubicle with chrome style shower. Additional benefits include: wet wall panelling, decorative panelled ceiling with downlighters and tiled floor.

Viewing is essential for this beautifully presented three bedroom home. EPC = E.

Measurements

Entrance Hall

Lounge
4.27m x 3.66m (14'0 x 12'0)

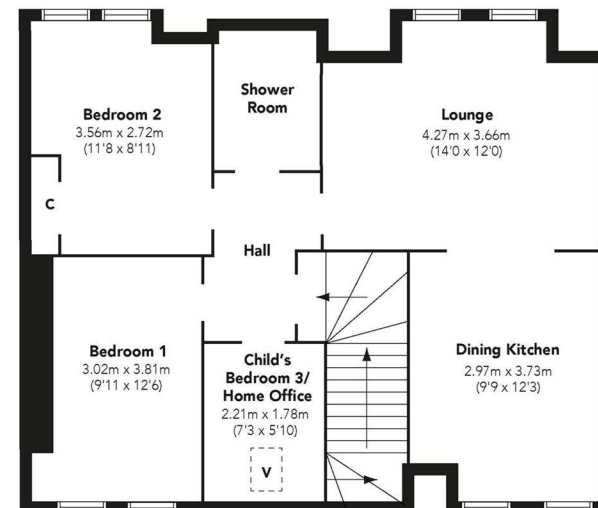
Dining Kitchen
2.97m x 3.73m (9'9 x 12'3)

Bedroom 1
3.02m x 3.81m (9'11 x 12'6)

Bedroom 2
3.56m x 2.72m (11'8 x 8'11)

Child's Bedroom 3/ Home Office
2.21m x 1.78m (7'3 x 5'10)

Shower Room



Floorplans are indicative only - not to scale
Produced by Plushplans 











Agents Notes:

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