



1/2, 9, ASHBURN
GARDENS, GOUROCK, PA19 1BT



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Description

Occupying a desirable front facing position in a sought after waterfront cul de sac overlooking the Promenade this two bedroom FIRST FLOOR FLAT would suit a variety of buyers including first time purchasers and downsizers. There are impressive views beyond the Promenade towards the River Clyde, Strone and entrance to Loch Long. This character filled home features traditional period style detailing which includes: ornate cornicing and glazed entrance door with painted scene.

Specification includes: double glazing and gas central heating. There is a shared rear drying green. The welcoming close benefits from traditional features, ornate banister and wall tiling.

Accommodation comprises: Reception Hallway by timber door with glazed panel and inbuilt storage cupboard. The front facing Lounge has a three light bay window, ornate fireplace with inset electric fire and shelved alcove. The Kitchen offers patterned beige toned units, beech style work surfaces and splashback tiling. Appliances include: gas cooker and fridge/freezer.

The rear facing double sized Bedroom overlooks woodland and features a range of fitted mahogany style wardrobes and matching bedroom furniture. There is access to a Utility Room with rear window, shelving plus washing machine and tumble dryer. The 2nd Bedroom is front facing with views to the River Clyde. This room could also be used as a dining room. The Bathroom with rear window offers a three piece suite comprising: vanity wash hand basin, wc and bath with "Triton" shower. Additional features include: wall tiling, decorative panelled ceiling and chrome style heated towel rail.

Immediate viewing is recommended for this waterfront home. EPC = C.

Measurements

Hallway

Lounge
3.76m x 5.66m (12'4 x 18'7)

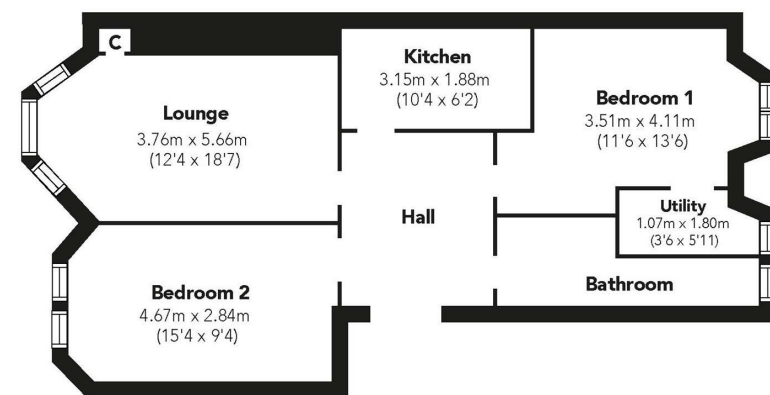
Kitchen
3.15m x 1.88m (10'4 x 6'2)

Bedroom 1
3.51m x 4.11m (11'6 x 13'6)

Utility Room
1.07m x 1.80m (3'6 x 5'11)

Bedroom 2
4.67m x 2.84m (15'4 x 9'4)

Bathroom



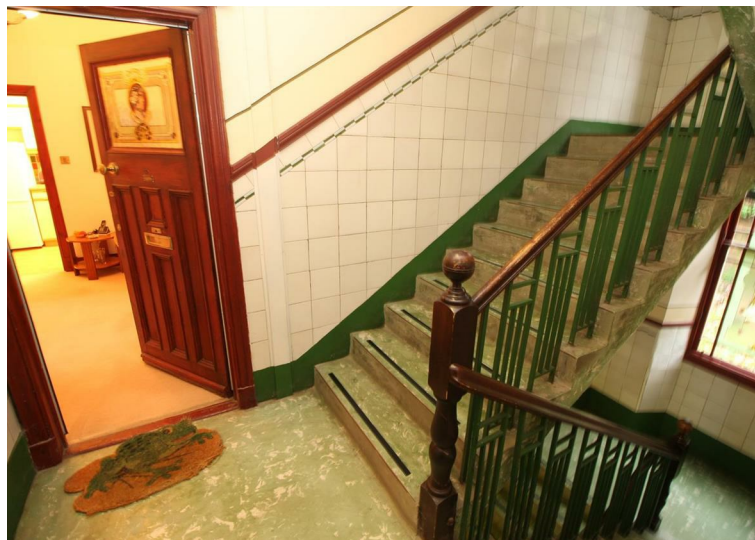
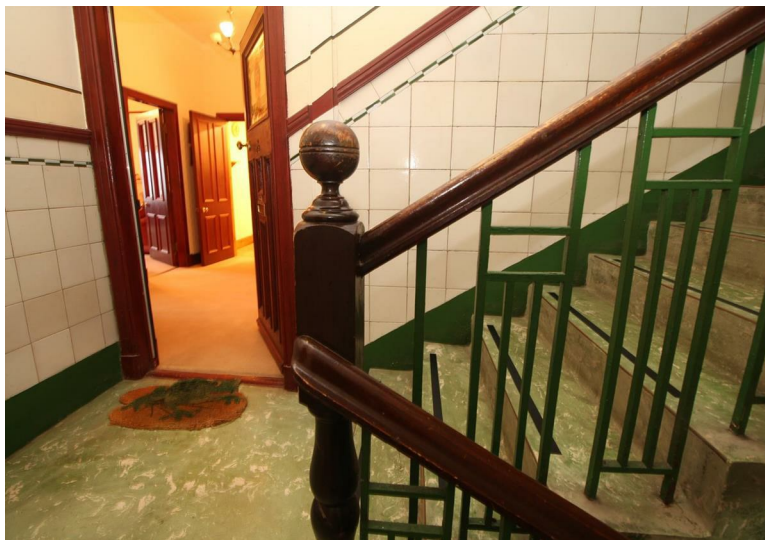
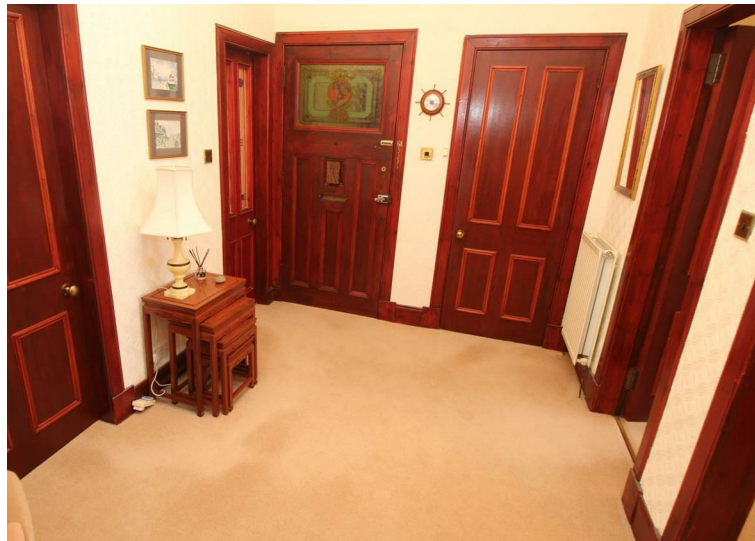
Floorplans are indicative only - not to scale
Produced by [Plushplans](#) 











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