



**92A, TOWER DRIVE, GOUROCK, PA19  
1TL**



The logo for neillclerk ESTATE AGENTS features a stylized house icon to the left of the text 'neillclerk' in a blue, sans-serif font. Below 'neillclerk' is the text 'ESTATE AGENTS' in a smaller, blue, sans-serif font. The entire logo is enclosed in a light blue rectangular border.



## **Description**

Offering an ideal family home, rental investment or first time purchase this immaculately presented two bedroom GROUND FLOOR FLAT lies within the sought after Midton area. The interior has been freshly decorated and newly recarpeted. Convenient for local primary / secondary schooling, transport facilities and local amenities. There are partial views over Gourock towards the River Clyde and also the Lyle Hill in the distance.

There is a shared rear drying area. Specification includes: double glazing and gas central heating. The building is protected by a security entry door system.

Impressive accommodation comprises: Entrance Hallway by UPVC double glazed door with two inbuilt storage cupboards and "Amtico" flooring. The bright Lounge is reached by a stained glass door and features a side window formation plus oak style fireplace with marble surround. NB the gas fire is not functional. There is a spacious fitted Dining Kitchen with white units, blue toned work surfaces and splashback tiling. Appliances include: stainless extractor hood, gas hob, electric oven, fridge/freezer and washing machine.

There are two double sized Bedrooms which both feature maple style fitted wardrobes providing generous storage. The 1st bedroom benefits from a recessed dressing area with light and shelving. There is a quality refitted Shower Room with rear window plus a three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and corner shower cubicle with chrome style shower. Additional features include: chrome style heated towel rail, wall and floor tiling plus decorative panelled ceiling.

Immediate viewing is advised for this affordable well presented home. EPC = D.

## **Measurements**

Hallway

Lounge

4.78m x 3.18m (15'8 x 10'5)

Dining Kitchen

3.56m x 4.47m (11'8 x 14'8)

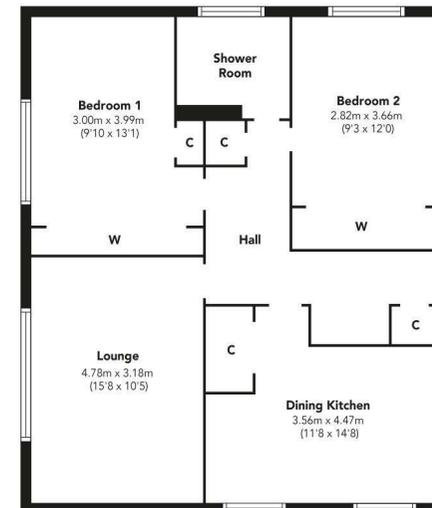
Bedroom 1

3.00m x 3.99m (9'10 x 13'1)

Bedroom 2

2.82m x 3.66m (9'3 x 12'0)

Shower Room



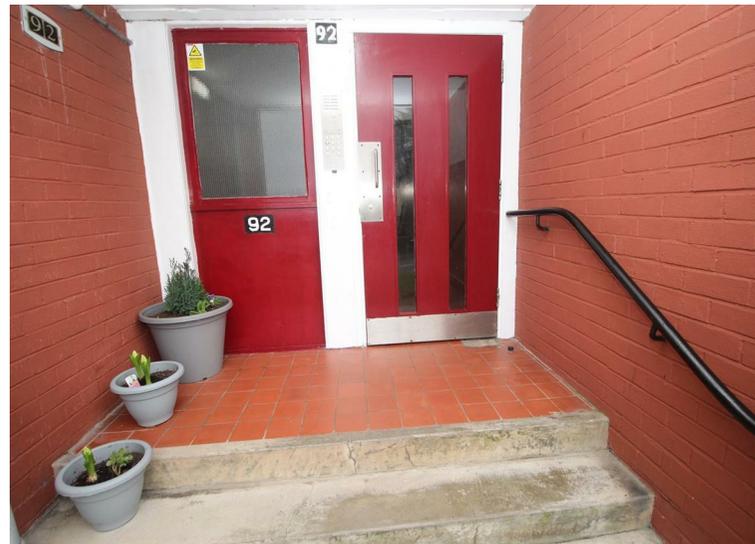
Floorplans are indicative only - not to scale  
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