



65B, NELSON ROAD, GOUROCK, PA19  
1XJ



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## **Description**

This freshly decorated and well presented two bedroom UPPER QUARTER VILLA benefits from a private section of lawned garden which is situated to side of the property. There are partial rear views beyond trees towards the River Clyde. Situated within a popular residential area convenient for transport facilities and close to schooling.

Specification includes: double glazing and gas central heating. There is a shared rear drying green. This affordable home would suit a variety of buyers including families, first time purchasers and rental investors.

Apartments comprise: Entrance Hallway by single glazed door. The front facing Lounge is a bright apartment. The Kitchen with rear window features beech style fitted units, marble style work surfaces and splashback tiling. Appliances include: extractor hood, gas hob and electric oven.

There are two double sized Bedrooms. The Bathroom with rear window benefits from a three piece suite comprising: pedestal wash hand basin, wc and bath with mixer shower. Additional features include: wall tiling.

Early viewing is essential for this affordable two bedroom home. EPC = C.

## **Measurements**

Hallway

Lounge

3.53m x 4.67m (11'7 x 15'4)

Kitchen

1.98m x 3.05m (6'6 x 10'0)

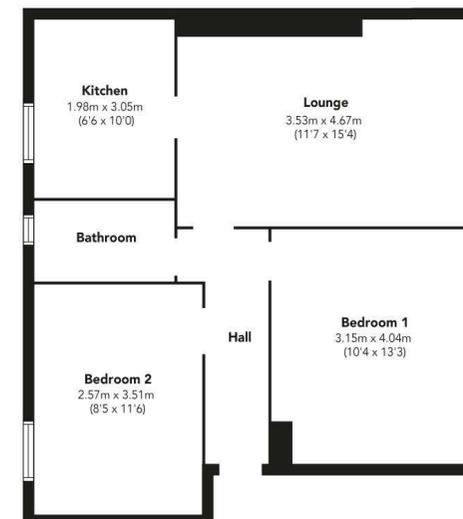
Bedroom 1

3.15m x 4.04m (10'4 x 13'3)

Bedroom 2

2.57m x 3.51m (8'5 x 11'6)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 









The  
next  
step..



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