



8, ST. JOHN'S MANOR, BARRHILL
ROAD, GOUROCK, PA19 1JR







Description

This internally upgraded, well presented two bedroom FIRST FLOOR FLAT is set in the desirable St. John's Manor development and features impressive panoramic views beyond Gourock Bowling Club to the River Clyde spanning from Dunoon to the Holy Loch, continuing to the entrance to Loch Long and Kilcreggan. The position of the flat is ideal for enjoying the setting sun over the Argyll hills on summer evenings.

Occupies a convenient location which is a short walk from Gourock's town centre, plus bus and rail transport facilities are nearby. There is a private garage and shared resident's car park located to the rear of the building. In addition, the development is set within well maintained communal grounds and there is shared bin store. Specification includes: double glazing and wet electric central heating. The building is protected by a security door entry system.

There is an "L" shaped Entrance Hallway with two cupboards providing useful storage. The bright and spacious front facing Lounge / Dining Room features views to the River Clyde. An archway leads to the fitted Kitchen with quality white high gloss units, black high gloss marble style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, electric ceramic hob, oven, fridge/freezer and integrated dishwasher.

There are two double sized Bedrooms both offering wardrobe or cupboard storage. The Shower Room offers a quality three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and double sized shower cubicle with "Mira" shower. Additional features include: partial wall tiling, tiled floor and chrome style heated towel rail. The washing machine is currently situated in the shower room.

Furniture is open to separate negotiation. Inspection is recommended for this home with enviable River Clyde views. EPC = C.



Measurements

Hallway

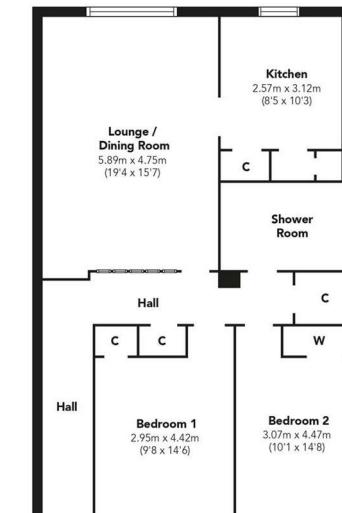
Lounge / Dining Room
5.89m x 4.75m (19'4 x 15'7)

Kitchen
2.57m x 3.12m (8'5 x 10'3)

Bedroom 1
2.95m x 4.42m (9'8 x 14'6)

Bedroom 2
3.07m x 4.47m (10'1 x 14'8)

Shower Room



Floorplans are indicative only - not to scale
Produced by Plushplans











Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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