



100, ALBERT ROAD, GOUROCK, PA19  
1NN









## Description

Situated within a waterfront property this unfurnished three bedroom FIRST FLOOR FLAT features enviable panoramic views which extend beyond the Promenade and stretch from McInroy's Point over the River Clyde to the Cowal Peninsula, Holy Loch, Loch Long and Rosneath Peninsula. The westerly aspect is ideal for watching the summer sunsets over the Argyll hills. There is private parking space located to the rear of the property plus a private rear section of garden. Available for immediate entry.

There are newly fitted carpets. Majority of windows are double glazed and there is gas central heating.

Accommodation comprises: shared Entrance Vestibule is reached by UPVC double glazed door with further UPVC double glazed door leading to the Hallway. There is a front facing Lounge benefiting from superb river views with two alcoves. The fitted Breakfasting Kitchen offers beech style units, black granite effect work surfaces and splashback tiling. Appliances include: extractor hood, electric hob, oven, integrated microwave, fridge/freezer and dishwasher. The breakfast bar has two stools.

There are three double sized Bedrooms. The 2nd bedroom features a cupboard with washer/dryer. The Shower Room comprises: vanity wash hand basin set within white high gloss vanity unit, wc and double sized shower cubicle with chrome style shower. There is a a mix of wall tiling and wet wall panelling.

Applications are subject to financial criteria checks.

LLR: 38768/280/22160

LARN: 1901039



## Measurements

Shared Entrance Vestibule

Private Hallway

Lounge

3.99m x 5.08m (13'1 x 16'8)

Breakfasting Kitchen

2.51m x 3.71m (8'3 x 12'2)

Bedroom 1

3.12m x 4.19m (10'3 x 13'9)

Bedroom 2

3.05m x 4.19m (10'0 x 13'9)

Bedroom 3

3.96m x 3.71m (13'0 x 12'2)

Shower Room









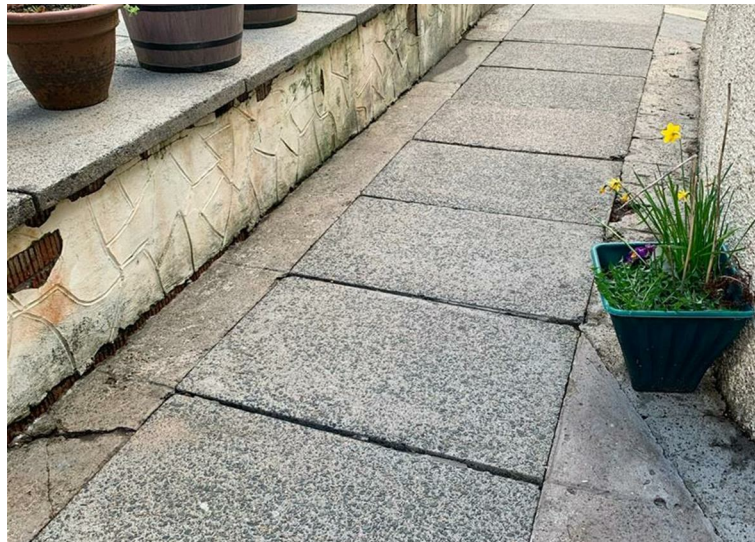












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