



8E, SHARP STREET, GOUROCK, PA19
1UL



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ESTATE AGENTS





Description

Occupying a popular cul de sac location this spacious one bedroom TOP FLOOR FLAT requires a degree of cosmetic modernisation and upgrading which is reflected in the asking price. Conveniently situated within the Cardwell Bay area close to local shops and transport facilities including Gourock's railway station offering a frequent service to Glasgow. The waterfront and Battery Park are just a short walk away.

Specification includes: double glazing, electric heating with new radiators fitted in September 2023. There is a communal rear drying green.. Offers an ideal rental investment opportunity or affordable first time buy. There is a well maintained communal close.

The flat itself has a Reception Hall which gives access to all rooms. The Lounge is a well-proportioned room that overlooks the front and onto Sharp Street. There is a good sized fitted kitchen which overlooks the well maintained rear communal drying green. The double Bedroom is front facing. There is a Bathroom with rear window and three piece suite comprising: wash hand basin, wc and bath plus shower.

Early viewing is advised. EPC = F.



Measurements

Reception Hallway

Lounge

3.15m x 5.36m (10'4 x 17'7)

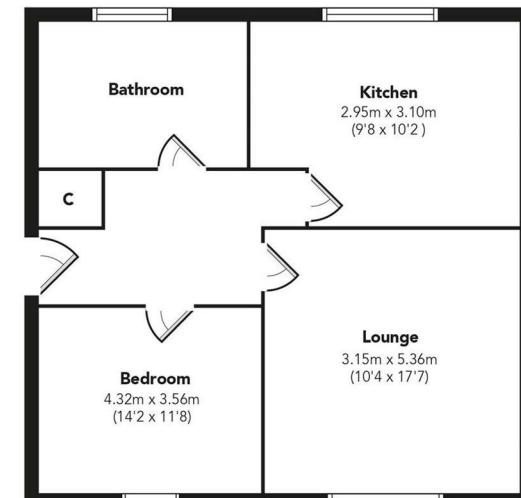
Kitchen

2.95m x 3.10m (9'8 x 10'2)

Bedroom

4.32m x 3.56m (14'2 x 11'8)

Bathroom



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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