

25 IONA CRESCENT, GOUROCK, PA19 1ED

OFFERS OVER £128,000

C/TAX BAND: B

3 BEDROOM FLAT

EPC BAND:C

A fantastically Bright seldom available UPPER QUARTER VILLA. This deceptively spacious accommodation offers a fantastic family home in very good condition with garden grounds to the front and rear. Views towards the River Clyde and Hills beyond.

The property consists of Entrance Vestibule with storage space Leading onto stairwell. Welcoming Reception Hallway with three large storage cupboards, a front facing Bright Lounge with bay window and Alcove storage,

Fitted Dining Kitchen complete with a range of wall and base mounted units, Double window formation looking onto rear garden. The property has three good sized Bedrooms two with fitted wardrobes.

Family Bathroom with two piece bathroom suite and wet room facilities wall mounted electric shower, Wet wall panels throughout.

The specification of this property includes Gas Central Heating and Double Glazing.

The rear garden grounds laid mainly to lawn with surrounding timber fence.

Viewing is highly recommended to fully appreciate the accommodation on offer

The town of Gourock has established local shopping, local schooling at both primary and secondary levels. Recreational amenities include play parks, a gym and several golf courses within local area.

Lounge
16'6" x 11'6" (5.04 x 3.51)



Kitchen
10'4" x 9'7" (3.15 x 2.93)



Bedroom 2
11'11" x 9'6" (3.65 x 2.92)



Bedroom 1
13'1" x 10'11" (4.01 x 3.34)



Bedroom 3
10'2" x 10'11" (3.11 x 3.33)

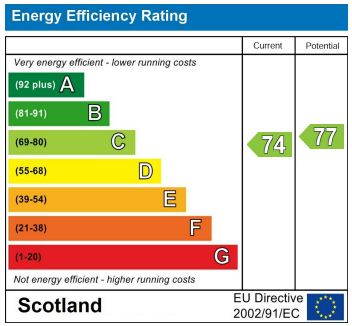


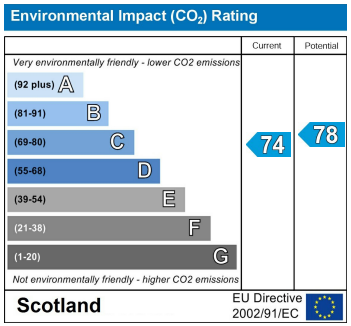
Bathroom
5'6" x 5'5" (1.70 x 1.67)

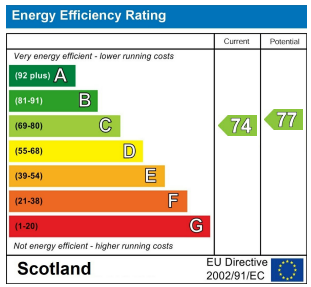


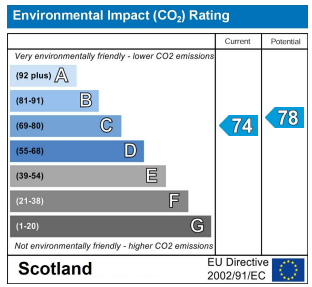
IMPORTANT NOTE TO PURCHASERS:
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.









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