

0/1, 16 JOHN STREET, GOUROCK,  
PA19 1PS

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ESTATE AGENTS



## Description

Set within a highly popular location this traditional two bedroom GROUND FLOOR FLAT lies close to the town centre with all its amenities, local shops and transport facilities. A degree of upgrading is required which is reflected in the asking price. Ideally suits a variety of buyers including first time purchasers, the elderly market and rental investors.

There is a private front garden and well maintained lawned communal rear drying green. A private cellar provides storage, plus there is a further communal store. Specification includes: double glazing, gas central heating and security door entry system.

Accommodation comprises: Entrance Vestibule by double timber doors with single glazed panel. The Hallway has an inbuilt cupboard with single glazed panel giving borrowed light from the close. There is a bright bay windowed Lounge with three light window formation which offers oblique views towards the River Clyde. This apartment features ornate cornicing and ceiling rose, ornate fireplace marble inset, shelved alcove and wall lights.

The Kitchen with rear window has white fitted units with oak style edging and marble effect work surfaces. Appliances include: extractor hood, electric ceramic hob, oven and fridge freezer.

There are two double sized Bedrooms. The Shower Room comprises: pedestal wash hand basin, wc and double sized shower cubicle with "Mira" shower, plus partial wall tiling.

Viewing is highly recommended for this centrally located home. EPC = D.

## Measurements

Entrance Vestibule

Reception Hallway

Lounge

17'5 x 11'1 (5.31m x 3.38m)

Kitchen

4'10 x 12'6 (1.47m x 3.81m)

Bedroom 1

12'2 x 12'9 (3.71m x 3.89m)

Bedroom 2

8'4 x 14'7 (2.54m x 4.45m)

Shower Room



The  
next  
step....



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