



**FLAT 1, 30 VICTORIA ROAD, GOUROCK,
PA19 1DH**



Description

Occupying a much admired address this four bedroom FIRST FLOOR and ATTIC FLAT is set within a traditional red sandstone property offering family accommodation over two levels. There are highly impressive rear views over the River Clyde spanning from Dunoon to the Holy Loch, Loch Long and Kilcreggan with the Argyllshire hills beyond. The westerly aspect from the rear apartments is well situated for enjoying sunsets over the Argyll hills.

A degree of internal upgrading / redecoration is required which is reflected in the asking price. There is a private section of garden located to the side of the property, plus there is a communal driveway. Specification includes: partial double glazing and gas central heating (not tested).

Apartments comprise: A shared Entrance Vestibule leads to the Stair which gives access to the Hallway. There is a rear facing bay windowed Lounge with ornate fireplace and alcove. The Dining Room with ornate fireplace leads to the dual aspect Kitchen which has white high gloss units and beech style work surfaces. There are two double sized Bedrooms on this level. There is a Bathroom with side window and basic three piece suite.

Stairs lead to the Upper Landing with 3rd double Bedroom, 4th single Bedroom and Boxroom / Utility Room.

Viewing is highly recommended. EPC = E. OFFERS OVER £130,000

Measurements

Entrance Stair

Hallway

Lounge

17'0 x 14'3 (5.18m x 4.34m)

Dining Room

13'9 x 11'3 (4.19m x 3.43m)

Kitchen

7'6 x 10'9 (2.29m x 3.28m)

Bedroom 1

11'0 x 13'5 (3.35m x 4.09m)

Bedroom 2

11'6 x 10'0 (3.51m x 3.05m)

Bathroom

Upper Landing

Bedroom 3

16'2 x 11'6 (4.93m x 3.51m)

Bedroom 4

6'11 x 9'5 (2.11m x 2.87m)

Boxroom / Utility Room

3'11 x 9'1 (1.19m x 2.77m)











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