



6, BINNIE STREET, GOUROCK, PA19 1JS





Description

This bright two bedroom GROUND FLOOR FLAT enjoys a sought after location within a well maintained tenement building retaining traditional detailing/character including ornate ceiling roses/cornicing. Offers an ideal home for 1st time buyers and downsizers. This is the 1st time this flat has been on the market for 65 years. Lies convenient for the town centre with its range of amenities and transport facilities.

Specification includes: double glazing and gas central heating. There is a private cellar store and further communal former wash house. The spacious rear facing communal lawned garden / drying green is well maintained, plus there is a private section of pebbled front garden.

Excellent apartments comprise: Entrance Vestibule by double timber doors leads in turn by a double glazed door to the Reception Hallway with inbuilt cupboard. The airy front facing Lounge features a three light bay window with focal point marble fireplace and inset electric fire. A walk in cupboard provides useful storage.

There is a rear facing Dining Kitchen space for table/chairs and breakfast bar offering space for two stools. The kitchen features maple style units and grey toned work surfaces and splashback tiling. Appliances include: gas cooker, washing machine and fridge/freezer.

There are two double sized Bedrooms which both feature fitted mirrored wardrobes providing generous storage. The Shower Room with rear window features a three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and double sized shower cubicle with "Triton" shower. There is a feature heated towel rail and wall tiling.

This ground floor two bedroom home must be viewed. EPC = D.

Measurements

Entrance Vestibule

Hallway

Lounge

3.99m x 5.31m (13'1 x 17'5)

Dining Kitchen

5.13m x 3.45m (16'10 x 11'4)

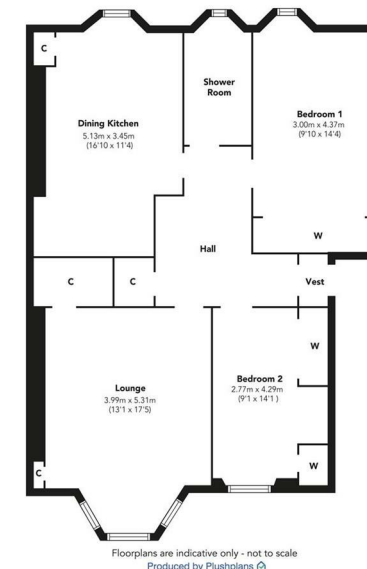
Bedroom 1

3.00m x 4.37m (9'10 x 14'4)

Bedroom 2

2.77m x 4.29m (9'1 x 14'1)

Shower Room













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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