



Top Floor Flat

5a Ashburn Gate, GOUROCK, PA19 1NR
Offers Over £110,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

Telephone us on 01475 674628 or fax 01475 672650
75 Main Street, Largs KA30 8AJ

MACTAGGART & Co

SITUATION

Located in this iconic development of traditionally constructed red sandstone tenement apartments adjacent to the waterfront in the popular coastal town of Gourrock and presented in truly walk in condition, 5G Ashburn Gate is a fabulous top floor flat with excellent accommodation and superb elevated Firth of Clyde views.

The property is well placed for ease of access to all of the town's amenities with the main centre of Gourrock a short distance to the north.

In more detail the accommodation on offer comprises a well maintained communal entrance hallway with original tiling and stained glass windows giving stairway access to the apartment. On entering, a spacious reception hall with walk in store and solid oak flooring gives access to all rooms. The lounge also features solid oak flooring, original fireplace, walk in store and a broad bay window with fine angled views through the development to the Firth of Clyde.

The kitchen has been recently refitted with a range of units, oak effect work surfaces and integrated appliances to include ceramic hob, oven, extractor and fridge and freezer. The kitchen also enjoys elevated views to the north. The property has two double bedrooms, one front and one rear facing. The second bedroom has solid oak flooring.

The bathroom has also been thoughtfully refitted with a three piece suite to include WC, wash hand basin and bath with over bath thermostatic shower and multi-function shower head.

In addition to the above the property has double glazing, gas central heating, neatly maintained lawned gardens to the rear and ample communal parking bays within the grounds of the development.

ROOM DIMENSIONS

Lounge / Dining Room

5.54 m x 3.71 m / 18'2" x 12'2"

Kitchen

4.65 m x 2.03 m / 15'3" x 6'8"

Bedroom 1

4.62 m x 2.77 m / 15'2" x 9'1"

Bedroom 2

3.89 m x 3.58 m / 12'9" x 11'9"

Bathroom

1.78 m x 1.85 m / 5'10" x 6'1"

BURDENS

The property is in Band C of the Council Tax.

PRICE

Offers Over £110,000 should be lodged with Mactaggart & Company.

VIEWING

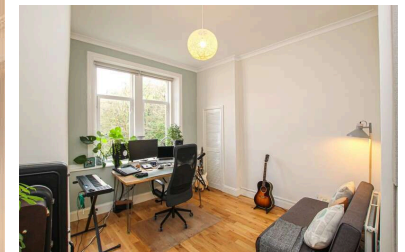
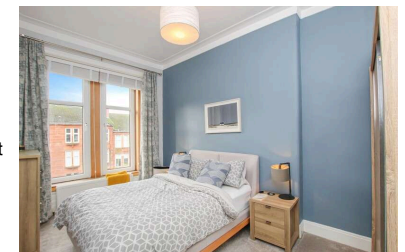
Tel: 01475 674628.

EPC RATING

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NOTE:

Further details relating to the property and its legal title (in terms of the Property Misdescriptions Act 1991) can be obtained on application from the selling agents. The above information is believed to be correct but is not guaranteed. The measurements in this schedule were a using a sonic measuring device and their accuracy is not guaranteed.



espc

Ref:
E472795

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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