



*NEWLY RENOVATED SPACIOUS TWO BEDROOM
FLAT IN THE HEART OF INVERCLYDE*



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McEwan Fraser Legal are delighted to present to the market this two-bed apartment which would be the perfect purchase for a first-time buyer(s) or those looking to downsize, it would also lend itself very well to those looking for a good rental income. Properties in this spot do not come up very often. The flat has been fully renovated and has been well designed to maximise the natural available light to create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor. The property enjoys a central location and therefore, provides access to a range of local facilities within a short walk.

Externally there are well-maintained front and rear shared gardens.

Gas central heating has been installed to ensure a warm, yet cost-effective way of living all year round.

17B Aberfoyle Road



In more detail, the accommodation comprises the main entrance which allows access to all rooms, a bright and airy lounge with a large window to the back aspect flooding the room with natural light. The kitchen/diner is open plan and has been newly fitted with a modern range of contemporary floor/wall mounted white gloss units with a contrasting quartz worktop - creating a fashionable, modern and efficient workspace. It has the advantage of an integrated oven, induction hob and hood with space for other free standing kitchen appliances.

The accommodation consists of two good sized bedrooms, both of which benefit from stylish integrated wardrobes, although there is sufficient space for further free-standing furniture. A newly fitted and fully tiled shower room completes the accommodation internally and offers any discerning buyer a really comfortable and stylish place to wash.



Kitchen/diner





bedroom 1





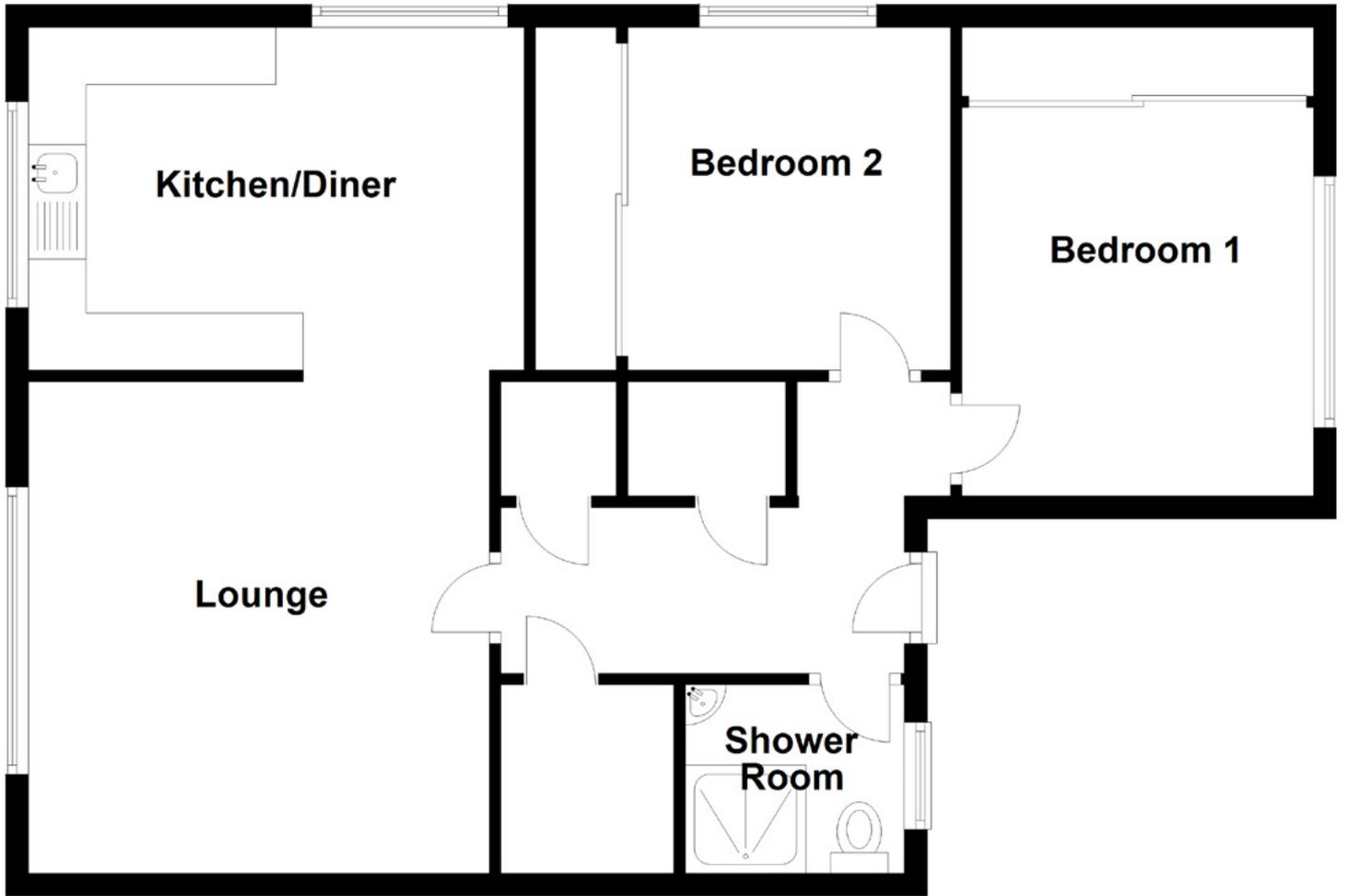
bedroom 2





shower room





Approximate Dimensions

(Taken from the widest point)

Lounge	4.30m (14'1") x 4.00m (13'1")	Shower Room	1.90m (6'3") x 1.65m (5'5")
Kitchen/Diner	4.30m (14'1") x 3.00m (9'10")		
Bedroom 1	3.30m (10'10") x 3.05m (10')	Gross internal floor area (m ²): 69m ²	
Bedroom 2	3.00m (9'10") x 2.80m (9'2")	EPC Rating: D	

Floor Plan



Aberfoyle Road is in a fantastic setting in the heart of Inverclyde, with its unrivalled beauty and broad coastal reaches of the River Clyde. Greenock, Gourock and Port Glasgow town centres are all within easy reach, along with the charm offered by the villages of Inverkip, Wemyss Bay and Kilmacolm. Local amenities are close by, providing a comprehensive range of facilities including retail, leisure and excellent private education. There is also further excellent private education at St Columba's School in Kilmacolm nine miles away.

From Greenock, it is twenty minutes by road to Glasgow Airport, thirty minutes to Glasgow City centre and central Scotland.

There is an excellent range of local schools in the immediate area as well as leisure activities and outdoor pursuits. For example, boating and sailing, with Gourock having its own yachting club. Kip Marina is approximately six miles away and acts as a hub for the internationally renowned sailing opportunities in the Clyde and the West Coast of Scotland. Recreational amenities include a heated outdoor swimming pool and gym and several golf courses within the local area.

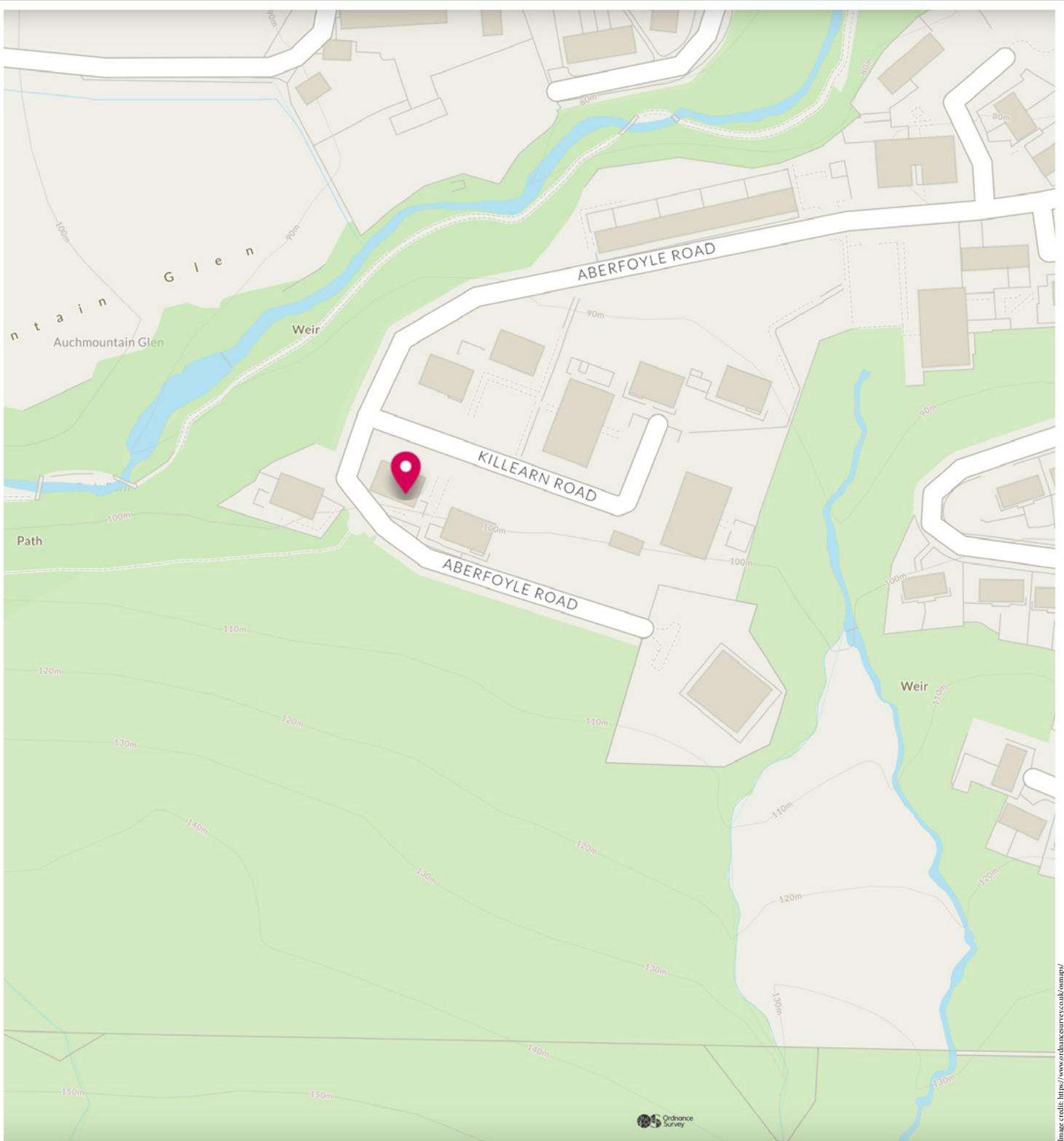


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