

Flat 2/1, 48 Cardwell Road

GOUROCK, PA19 1UN



Tastefully decorated one bedroom top floor flat. Tucked away in a popular pocket of Gourock



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McEwan Fraser Legal is delighted to present this charming and cosy one-bedroom, top-floor flat.

THE LOUNGE



As you step inside the property, you will be greeted by a bright and airy living space that is tastefully decorated with modern furnishings, creating a warm and welcoming atmosphere. The open-plan layout seamlessly integrates the living, dining, and kitchen areas, providing the perfect space for relaxing, entertaining, and cooking up a storm.

THE KITCHEN





The bedroom is spacious and features plenty of space for a double bed, further storage space, and large windows that allow plenty of natural light to flood in. The bathroom is very well-appointed, featuring a shower over the bath, a washbasin, and a WC.

This flat benefits from double-glazed windows, ensuring a quiet and peaceful living environment, and gas central heating, providing warmth and comfort all year round.

THE BATHROOM



THE BEDROOM



Externally there is a well-maintained communal garden to the rear, which is a real suntrap in the summer months.

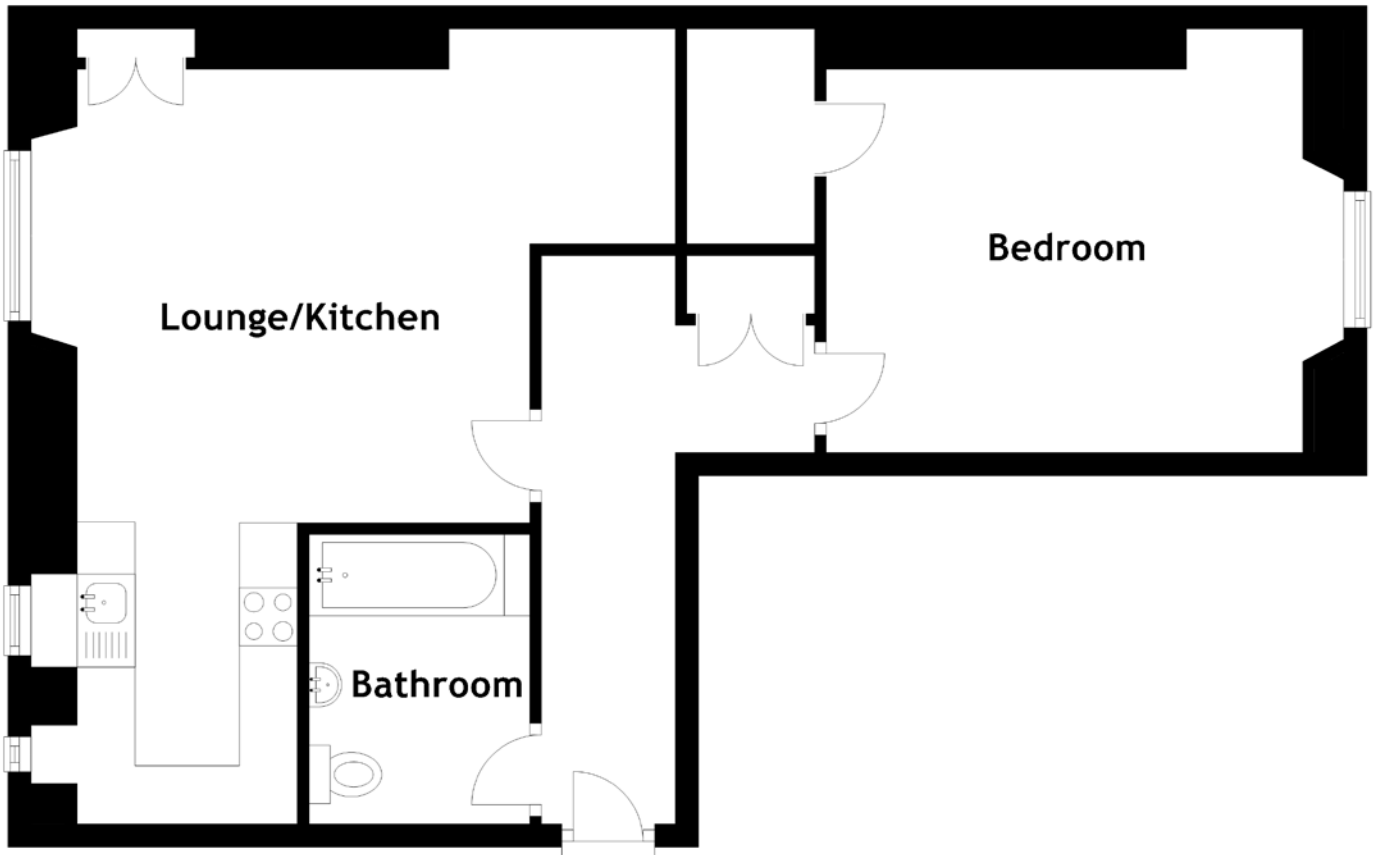
Overall, this is a fantastic opportunity to purchase a charming and well-maintained 1-bedroom flat in an enviable location.

Don't miss out on the chance to make this wonderful property your new home, or smart buy to let investment.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen

6.50m (21'4") x 5.15m (16'11")

Bedroom

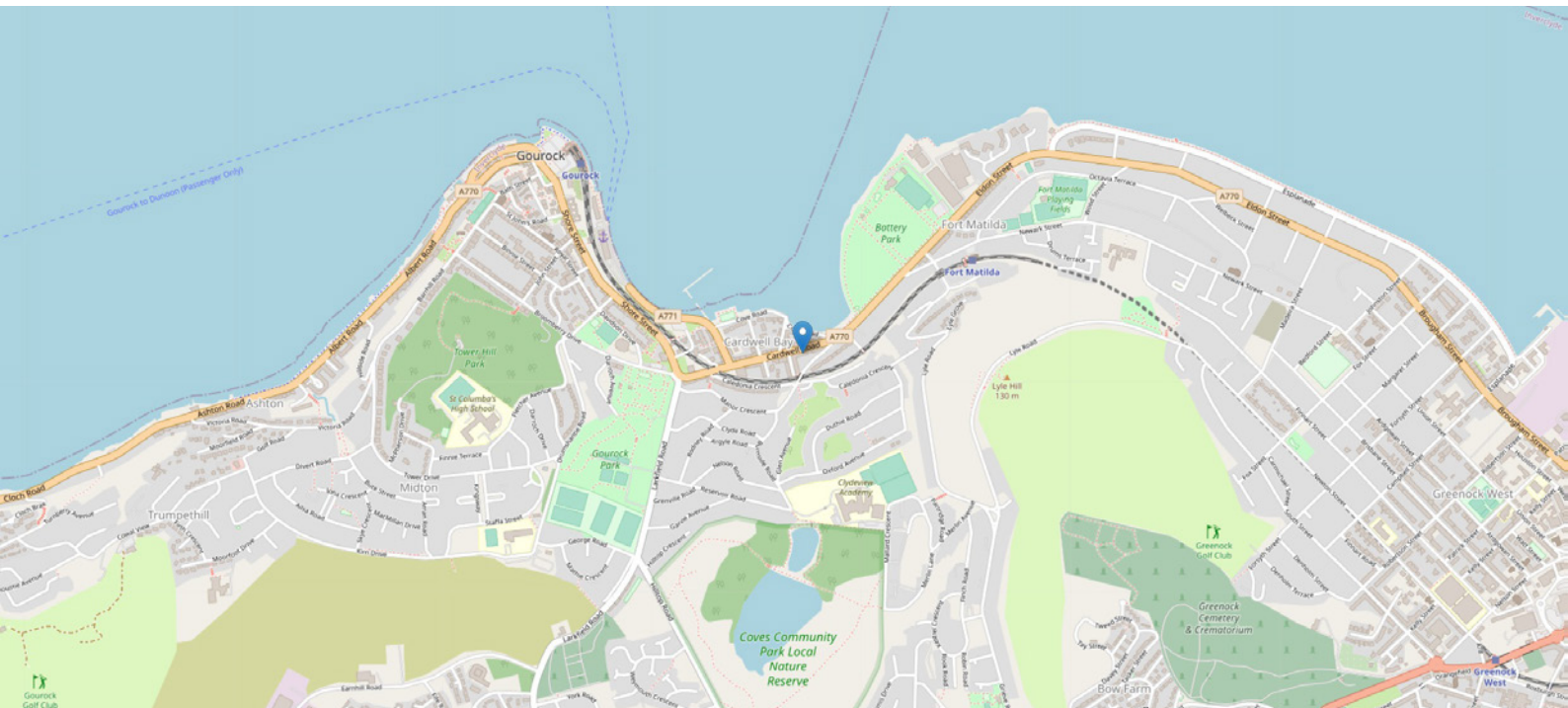
4.10m (13'5") x 3.30m (10'10")

Bathroom

2.49m (8'2") x 1.90m (6'3")

Gross internal floor area (m²): 51m²

EPC Rating: D



THE LOCATION

Cardwell Road is in a fantastic setting close to Gourock town centre 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 also close by. The retail offerings include everything you need from unique, individual shops, to large supermarkets. Recreational amenities include several playing parks, a gym and several golf courses within the local area and yacht marinas in both Greenock and Inverkip.

The property also has excellent transport links. Nearby, Gourock Train Station provides direct journeys into Glasgow Central, in addition to Wemyss Bay, where car ferries link to the Isle of Bute and Cowal Peninsula, the gateway to the West Highlands. With its close proximity to the A8 and M8 motorway network, it is only thirty minutes by road to Glasgow Airport and forty minutes to Glasgow city centre.



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