

1/2 5 St. Johns Road

GOUROCK, INVERCLYDE, PA19 1PL



*Tastefully decorated two bedroom first-floor flat.
Tucked away in a popular pocket of Gourock.*



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The Property

McEwan Fraser Legal is delighted to present this superb two-bedroom first floor flat positioned in a Victorian building, which will appeal to a wide variety of people looking for their ideal home. The light-filled and spacious apartment has been tastefully decorated and still retains its traditional features. Once inside, discerning purchasers will be greeted with a first-class specification.

entrance & hall



The Property

the lounge

A welcoming hallway leads you to all apartments. An impressive formal lounge is flooded with natural light from the feature bay window, which also boasts an interesting outlook.





The Property

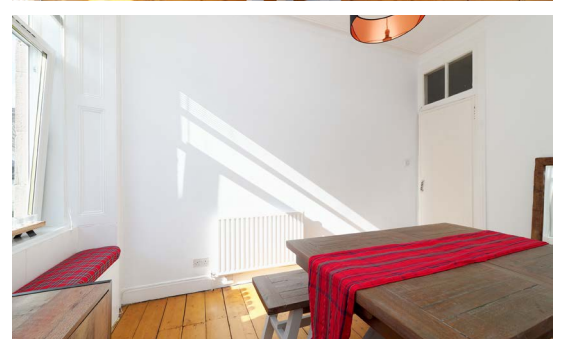
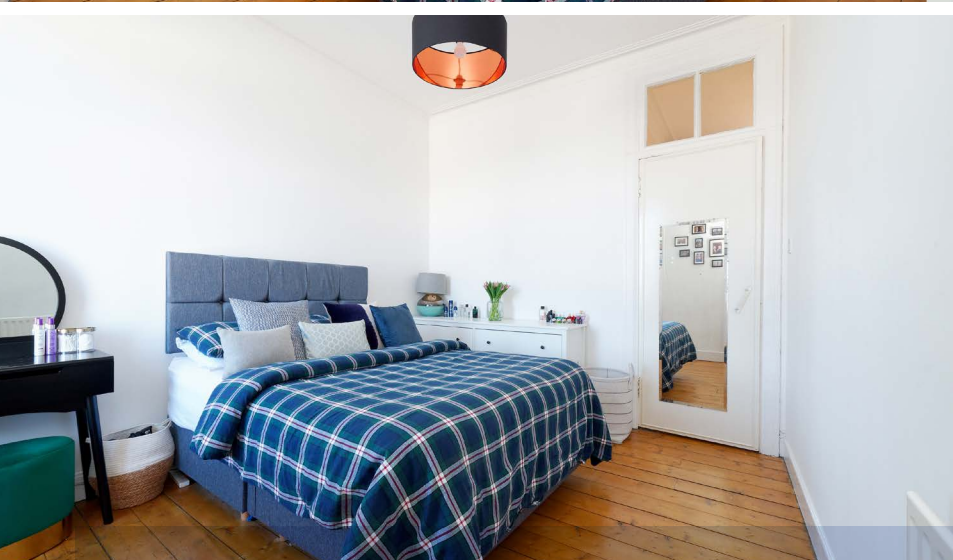
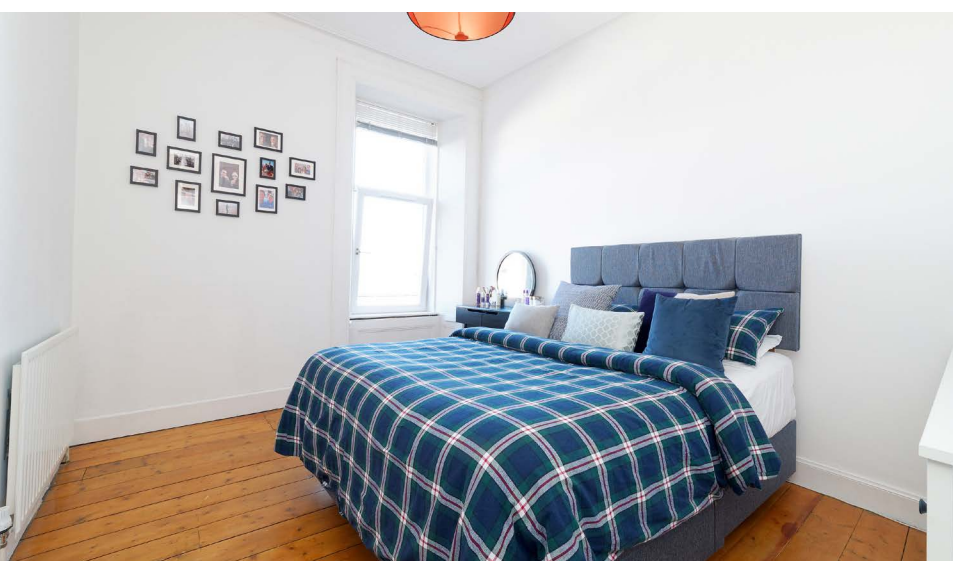
The kitchen has a good range of floor and wall mounted units with a contrasting work surface, creating a fashionable and efficient workspace. It comes with an integrated oven, hob and hood with plumbed space provided.



The Property

The two bright and airy well-proportioned bedrooms have a range of furniture configurations and space provided for additional free-standing furniture if required.

the bedrooms



The Property

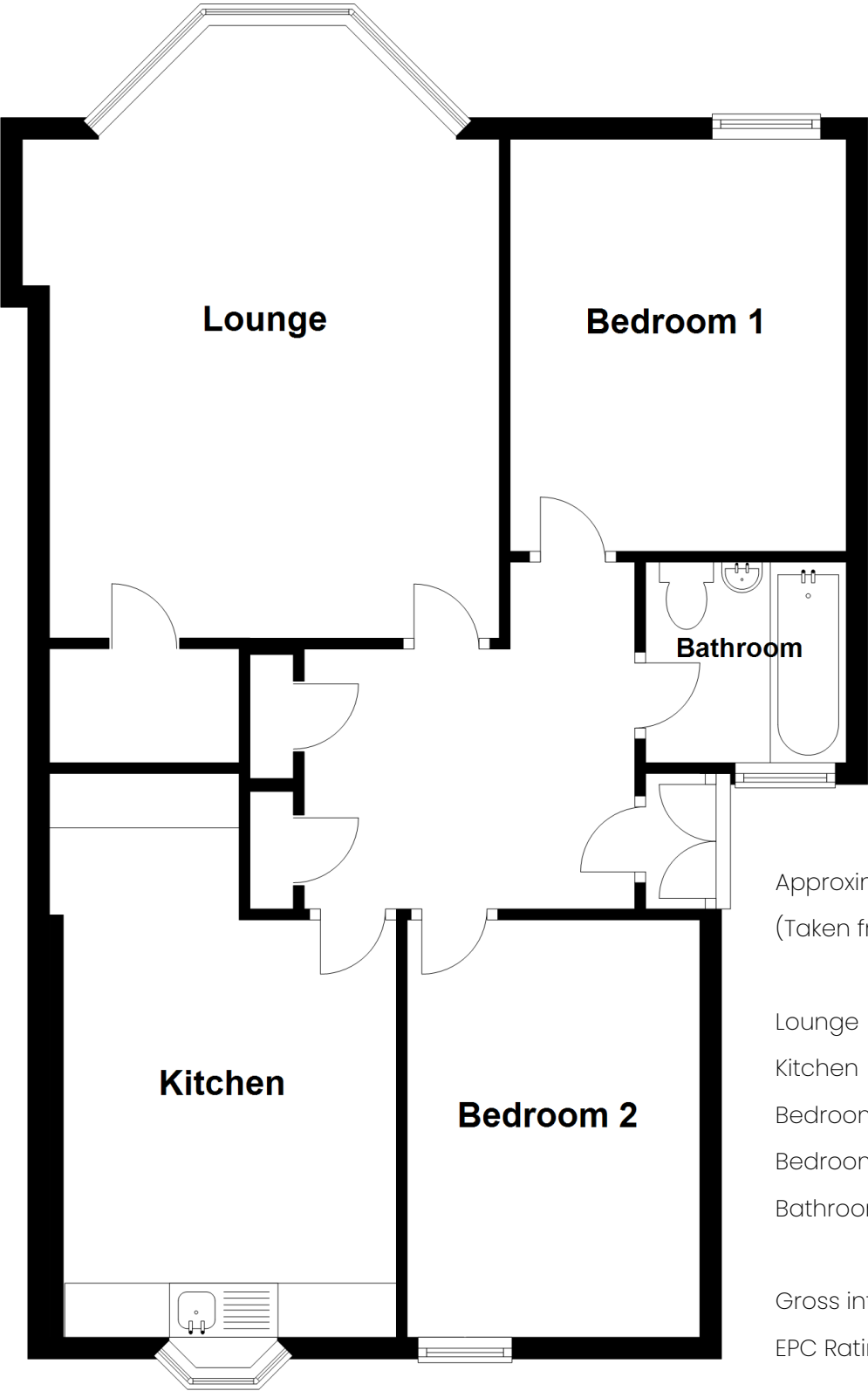
A contemporary three-piece family bathroom suite with an overhead shower completes the impressive accommodation internally.

the bathroom



The Property

floor plan



Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.15m (13'7")
Kitchen	5.20m (17'1") x 3.20m (10'6")
Bedroom 1	3.80m (12'6") x 3.10m (10'2")
Bedroom 2	3.85m (12'8") x 2.70m (8'10")
Bathroom	1.85m (6'1") x 1.85m (6'1")

Gross internal floor area (m²): 79m²
EPC Rating: C





The Garden

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

The Location

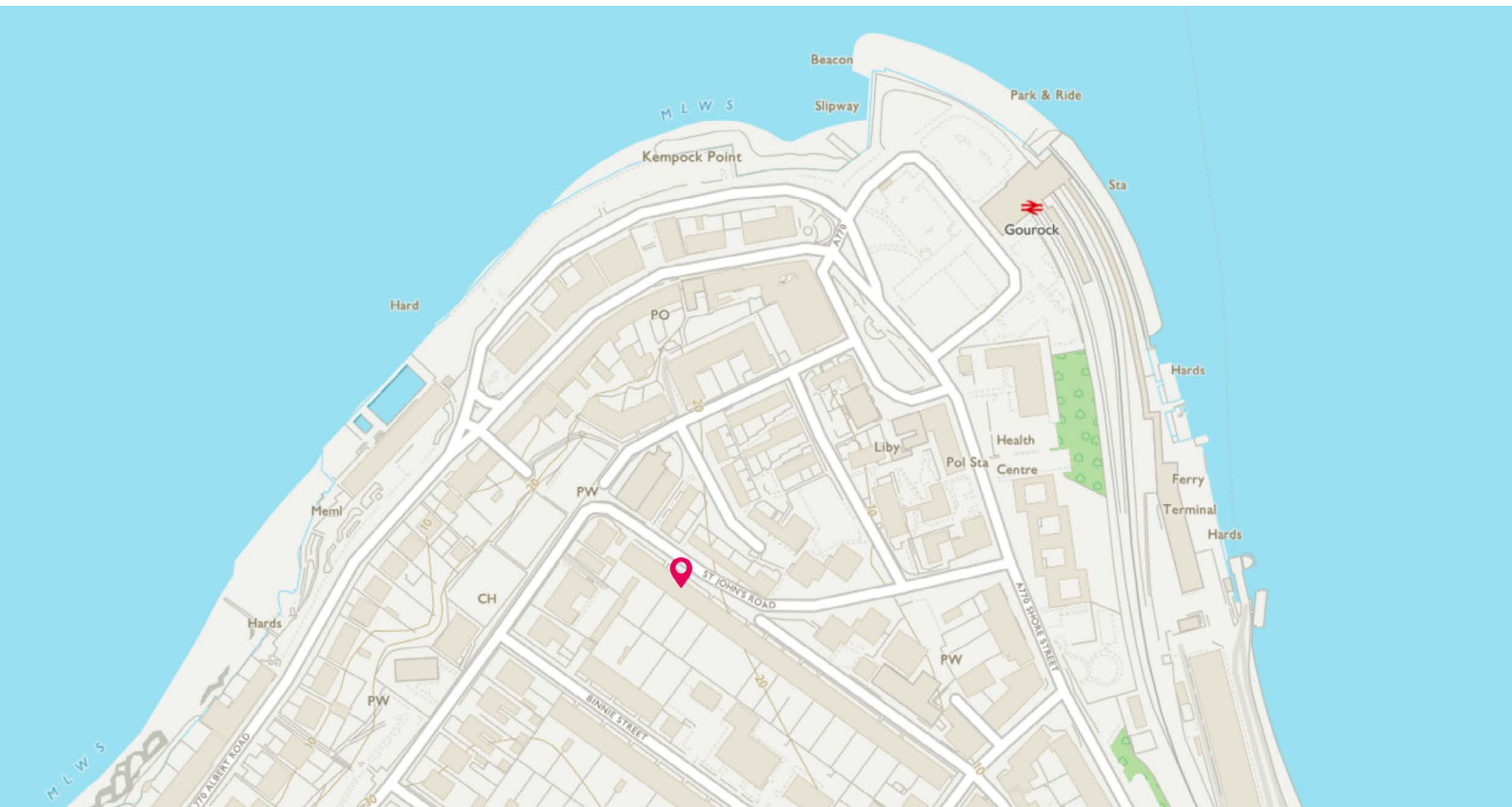
St Johns Road is in a fantastic setting close to Gourock town centre in the heart of Inverclyde, with its unrivalled beauty and broad coastal reaches of the River Clyde. Greenock, Gourock and Port Glasgow town centres are all within easy reach, along with the charm offered by the villages of Inverkip, 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.





**“...with its unrivalled
beauty and broad
coastal reaches of the
River Clyde...”**



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