



0/1, 3 LEVANNE PLACE, GOUROCK,  
PA19 1AX





## Description

This well presented, generous sized two bedroom elevated GROUND FLOOR FLAT lies within a sought after cul de sac close to the waterfront. There is a private garage located to the side of the property with driveway. There are partial views towards the River Clyde, Hunters Quay with the Holy Loch and Argyllshire hills beyond.

Specification includes: double glazing and gas central heating. The property is set within lawned communal gardens with a well tended rear garden backing onto woodland.

The bright and spacious apartments comprise: welcoming Reception Hallway by timber door with two inbuilt cupboards. The Lounge / Dining Room has a five light front facing bay window and additional side window. There is an ornate fireplace, plus alcove and serving hatch to the kitchen.

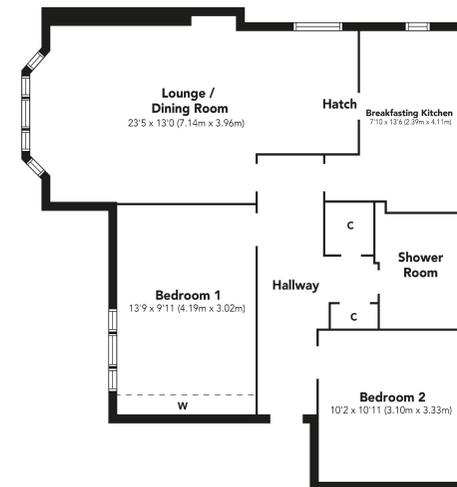
The fitted Breakfasting Kitchen has patterned units, oak style work surfaces and splashback tiling. Appliances include: electric cooker, washing machine and fridge/freezer.

There are two double sized Bedrooms. The front facing bedroom benefits from fitted wardrobes and matching drawer storage. The quality Shower Room has a rear window, plus vanity wash hand basin set within maple style unit, wc and shower cubicle with chrome style shower. There is a chrome style heated towel rail, plus wall and floor tiling.

Immediate inspection is recommended for impressive home. EPC = C

## Measurements

Hallway	
Lounge / Dining Room	23'5 x 13'0 (7.14m x 3.96m)
Breakfasting Kitchen	7'10 x 13'6 (2.39m x 4.11m)
Bedroom 1	13'9 x 9'11 (4.19m x 3.02m)
Bedroom 2	10'2 x 10'11 (3.10m x 3.33m)
Shower Room	



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd 











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