



72 CLOCH ROAD, GOUROCK, PA19 1AU







## Description

This three bedroom, two public room SEMI DETACHED VILLA occupies a seldom available highly desirable waterfront location. Superb views extend over the River Clyde from Dunoon to the Holy Loch, Loch Long and Rosneath Peninsula with the Argyllshire hills forming an impressive backdrop. The property is ideally placed for enjoying the sunsets over Argyll. A degree of modernisation and upgrading is required which is reflected in the asking price.

There is essential off street parking provided by a paved driveway located to the rear of the property which can be accessed by stairs from the garden. The property is set within gardens which extend to the front and rear with a selection of plants and shrubs. There is a paved patio within the front garden with space for a table and chairs. The terraced rear garden features a timber shed.

Specification includes: double glazing and gas central heating. There is a spacious loft accessed by a metal pull down ladder which is mainly floored with rear facing "Velux" window and workbench. The loft may offer development potential, subject to requisite permissions being granted,

Apartments comprise: Entrance Vestibule by double timber doors leads by further UPVC double glazed door to the Reception Hallway with side window, inbuilt cupboard and further understair cupboard. The bright front facing Lounge with three light bay window enjoys views to the River Clyde and features an alcove, plus tiled fireplace with living flame gas fire. There is a rear facing Dining Room with sliding patio doors and living flame gas fire.

The Kitchen has a side window and glazed door leading to the garden. There are basic fitted units, work surface areas and splashback tiling. Appliances include: extractor hood, gas hob and electric oven.

Stairs lead to the Upper Landing with side window, inbuilt cupboard and hatch to the loft. There are two double sized Bedrooms and 3rd single Bedroom. The 1st bedroom features panoramic views over the River Clyde. Bedroom 2 is rear facing and benefits from a wash hand basin. The Bathroom has a rear window and four piece suite comprising: pedestal wash hand basin, wc, bath and shower cubicle with "Mira" shower. Specification includes: wall tiling and tiled floor .

Viewing is essential for this opportunity to acquire a waterfront home in this sought after location. EPC = D.

## Measurements

Entrance Vestibule

Hallway

Lounge

15'7 x 12'0 (4.75m x 3.66m)

Dining Room

17'1 x 10'9 (5.21m x 3.28m)

Kitchen

13'1 x 7'11 (3.99m x 2.41m)

Upper Landing

Bedroom 1

12'0 x 15'11 (3.66m x 4.85m)

Bedroom 2

10'7 x 13'6 (3.23m x 4.11m)

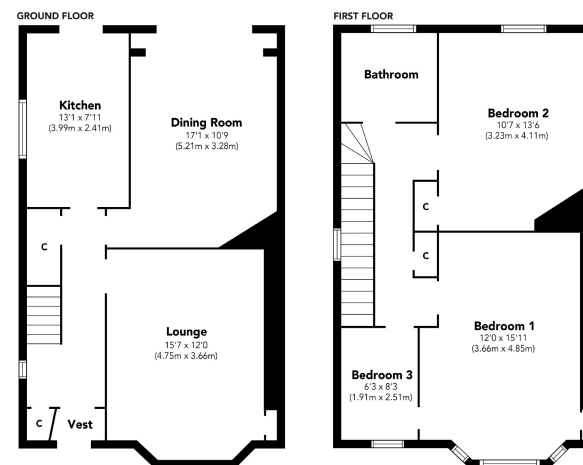
Bedroom 3

6'3 x 8'3 (1.91m x 2.51m)

Bathroom

Loft (main section)

18'2 x 13'2 (5.54m x 4.01m)



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





















#### Agents Notes:

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