



7 BAYVIEW ROAD, GOUROCK, PA19 1XE







## Description

This unique four bedroom DETACHED VILLA is an spacious family home offering a flexible layout set over three levels within a highly sought after location close to the Darroch Park. The monoblock driveway offers off street parking for two cars. The garage has currently been subdivided to form two rooms which could be used as an office or workroom. Full use of the garage could easily be reinstated if required by the new owner. A particular feature is the generous sized rear facing balcony which commands views over Gourrock towards Tower Hill, the Pierhead and River Clyde with the hills beyond.

There are spacious enclosed gardens which extend to the front, sides and rear. The landscaped front garden features a lawned plot with flower beds. There is generous sized rear garden with lawned plot, summerhouse and decked area perfect for enjoying sunny days.

Specification includes: double glazing and gas central heating. Alarm system and exterior security lighting. Conveniently positioned for the centre of Gourrock with all its amenities and transport facilities including the railway station with frequent service to Glasgow.

Impressive apartments comprise: Entrance Vestibule by glazed door with side panels which leads by further glazed door with side panels to the Reception Hallway. Stairs give access to the Upper Floor. Accommodation on this level includes: Upper Landing with inbuilt cupboard. There is a rear facing Lounge featuring patio doors which provides direct access to the balcony, plus ornate fireplace with living flame gas fire.

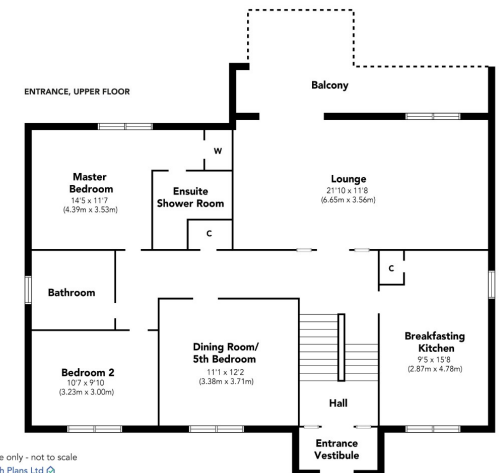
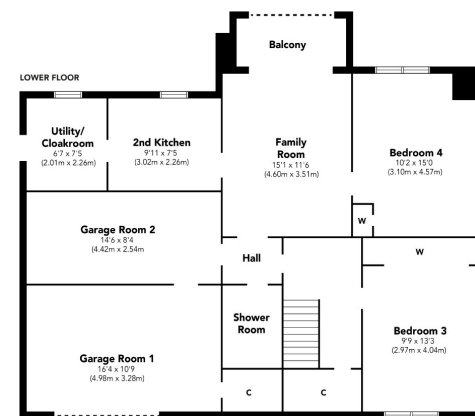
There is a front facing Breakfasting Kitchen with cherry wood style units, black marble effect high gloss work surfaces and splashback tiling. There is a range of integrated appliances including: stainless steel chimney extractor hood, gas hob, electric oven, integrated dishwasher and fridge/freezer. The front facing Dining Room could also be used as a 5th bedroom. The Master Bedroom benefits from a rear facing window and fitted wardrobes. There is an Ensuite Shower Room with three piece suite offering: pedestal wash hand basin, wc and shower cubicle. plus wall tiling. The 2nd double sized bedroom is located on this level. The quality Bathroom with side window comprises: pedestal wash hand basin, wc and bath. Additional features include: wall tiling and chrome style heated towel rail.

A stair from the reception hallway leads down to the Lower Landing / Inner Hallway with useful inbuilt cupboard. A Family Room with sliding patio doors leads to a decked area. There are two further double sized Bedrooms on this floor with fitted wardrobes. The 2nd Kitchen with rear window features white fitted units, black toned work surfaces and splashback tiling. Appliances include: extractor hood and an electric ceramic hob. There is a access from the kitchen to the Utility / Cloakroom.

Immediate inspection advised for this rare opportunity to purchase a home of this size and style within this sought after Gourrock address. EPC = C

## Measurements

Entrance Vestibule / Hall	
Lounge	21'10 x 11'8 (6.65m x 3.56m)
Dining Room / 5th bedroom	11'1 x 12'2 (3.38m x 3.71m)
Breakfasting Kitchen	9'5 x 15'8 (2.87m x 4.78m)
Master Bedroom	14'5 x 11'7 (4.39m x 3.53m)
Ensuite Shower Room	
Bedroom 2	10'7 x 9'10 (3.23m x 3.00m)
Bathroom	
Family Room	15'1 x 11'6 (4.60m x 3.51m)
2nd Kitchen	9'11 x 7'5 (3.02m x 2.26m)
Utility Room / Cloakroom	6'7 x 7'5 (2.01m x 2.26m)
Bedroom 3	9'9 x 13'3 (2.97m x 4.04m)
Bedroom 4	10'2 x 15'0 (3.10m x 4.57m)
Garage Room 1	16'4 x 10'9 (4.98m x 3.28m)
Garage Room 2	14'6 x 8'4 (4.42m x 2.54m)



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





















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