



41, WEYMOUTH  
CRESCENT, GOUROCK, PA19 1HR





## Description

This is a rare opportunity to purchase a two bedroom SEMI DETACHED VILLA with a substantial timber store (11'9 x 15'7) in the sought after Arran View Estate. The timber store benefits from light and power being installed and may offer future development potential to create a mancave or home office. Offers an ideal first time purchase or family home. There is paved driveway providing space for two cars leading with double gate leading to the rear garden.

The front garden is lawned and there is an enclosed south facing rear garden which benefits from a composite decked area which is ideal space for relaxing on summer days, lawn and further timber store. Specification includes: double glazing and gas central heating.

Accommodation comprises: Entrance Vestibule by UPVC double glazed door with front window. The front facing Lounge features a timber fireplace and provides access to the kitchen. A staircase leads to the upstairs rooms. There is a fitted Kitchen with white fitted units, black/grey marble style work surfaces and splashback tiling. Appliances include: electric ceramic hob and oven. A UPVC double glazed door leads to the garden.

Stairs lead to the Upper Landing which has a hatch to the loft. There are two double sized Bedrooms. The 1st bedroom features fitted mirrored wardrobes. The Bathroom with side window provides a three piece suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower plus wall and floor tiling.

Viewing is highly recommended for this home within Arran View. EPC = D

## Measurements

Entrance Vestibule

Lounge  
3.58m x 4.65m (11'9 x 15'3)

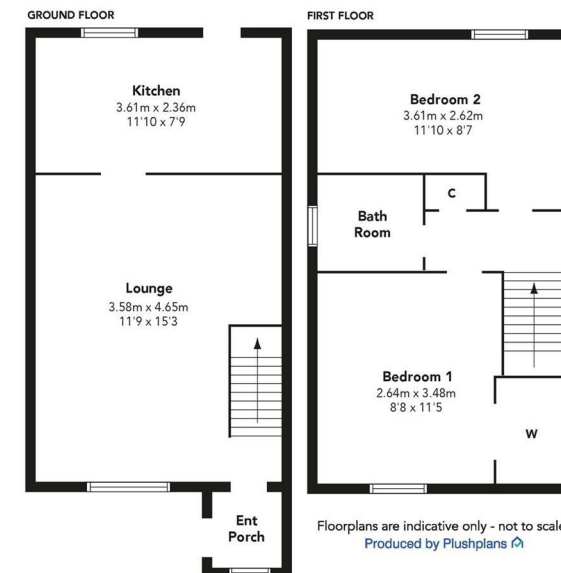
Kitchen  
3.61m x 2.36m (11'10 x 7'9)

Upper Landing

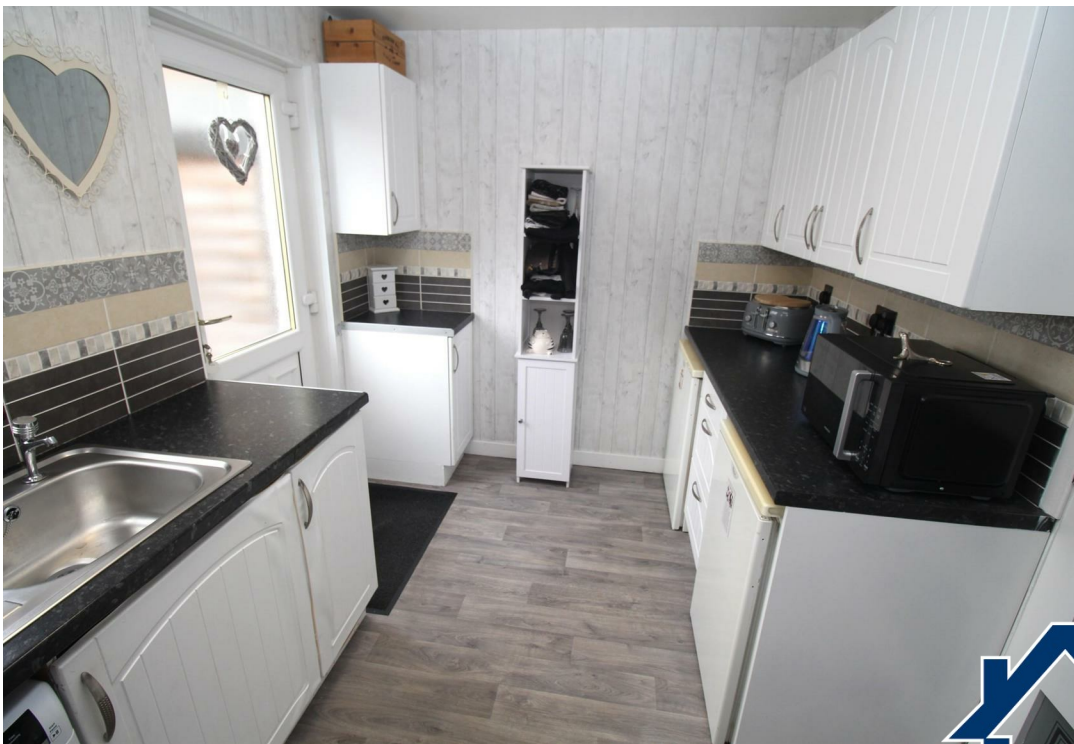
Bedroom 1  
2.64m x 3.48m (8'8 x 11'5)

Bedroom 2  
3.61m x 2.62m (11'10 x 8'7)

Bathroom













The next step..



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