



10, CLOCH ROAD, GOUROCK, PA19 1AB



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ESTATE AGENTS



Description

CLOSING DATE 19TH JULY @ 11AM* Occupying a prime waterfront location this two bedroom, two public room DETACHED BUNGALOW offers an excellent family home in one of Gourock's most sought after addresses. Superb views extend over the River Clyde to McInroy's Point, the Holy Loch, continuing to Loch Long and Kilcreggan with the Argyllshire hills forming an impressive backdrop. Ideally placed to enjoy summer sunsets over Argyll.

There is potential to develop the loft which is reached by a metal pull down ladder and is partially floored with single glazed rear window to form additional accommodation, subject to permissions being granted. A degree of modernisation/upgrading is required which is reflected in the price. Essential off street parking with driveway for two cars which leads to the garage with side courtesy door, single glazed window plus light/power are installed. Generous sized rear garden with lawned plot, mature shrubs and trees. The well stocked front garden features a selection of shrubs.

Specification includes: double glazing and gas central heating. Convenient for local bus service and the ferry to Argyll is just a minute away.

Apartments comprise: Entrance Vestibule by double timber door. A double glazed door leads to the welcoming Hallway with hatch to loft. The front facing Lounge features a three light box bay window formation with enviable river views, stone fireplace and living flame gas fire. An archway from the lounge leads to the Dining Room with patio doors to garden. Store with side window.

There is a rear facing Kitchen with fitted oak style units, work surfaces and splashback tiling. Appliances include: extractor hood, gas hob and electric oven.

There are two double Bedrooms. Bedroom 1 benefits from a wash hand basin and superb River Clyde views. There is a Shower Room with rear window and 3 piece suite comprising: vanity wash hand basin, wc and double sized shower cubicle plus wall tiling and heated towel rail.

Measurements

Entrance Vestibule

Reception Hallway

Lounge
4.14m x 4.52m (13'7 x 14'10)

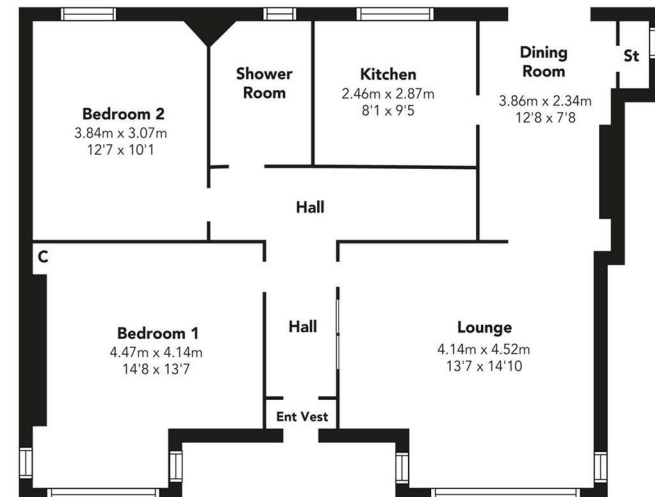
Dining Room
3.86m x 2.34m (12'8 x 7'8)


Kitchen
2.46m x 2.87m (8'1 x 9'5)

Bedroom 1
4.47m x 4.14m (14'8 x 13'7)

Bedroom 2
3.84m x 3.07m (12'7 x 10'1)

Shower Room



Floorplans are indicative only - not to scale
Produced by Plushplans 











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