



MAVIS BANK

The Scott's

**MAVISBANK, 29, ASHTON
ROAD, GOUROCK, PA19 1BY**





Description

This substantial, elegant and character filled three bedroom, two public room UPPER VILLA is a distinctive home situated on Gourock's waterfront which is set over three levels with ground floor private entrance. The generous sized interior offers flexible family accommodation. A rooftop parapet/balcony is a unique feature.

Set within prime location commanding enviable panoramic views spanning from the Royal Gourock Yacht Club over the Promenade to the Firth of Clyde, Holy Loch, Loch Long and continuing to the Rosneath Peninsula. The Argyllshire hills form a stunning backdrop for beautiful summer sunsets.

The private rear garden offers a paved patio area and range of shrubs situated on a sloping site. There is a decked balcony accessed from the dining room offering additional outside space. Specification includes: double glazing, and partial gas central heating. Gourock's centre with all its amenities and transport facilities nearby, including the railway station with regular service to Glasgow.

An Entrance Passageway gives access to the garden. The Vestibule is reached by double glazed door with rear window. A Hallway features an ornate banister and walk in cupboard. The Mezzanine Landing leads to Bathroom with three piece suite. There is a bright, spacious front facing bay windowed Lounge with ornate oak fireplace and living flame gas fire.

The Dining Room could also be a 4th bedroom and benefits from door leading a decked balcony. There is a Dining Kitchen featuring oak style units, marble effect work surfaces and splashback tiling. The front facing bay windowed Master Bedroom benefits from fitted wardrobes and an Ensuite Shower Room with four piece suite.

Stairs lead to the Upper Landing with WC Compartment. There are two further double sized Bedrooms. A glazed door leads to the parapet balcony with space to enjoy the beautiful views over the Firth of Clyde.

Viewing essential for a chance to purchase this unique waterfront home. EPC = D.

Measurements

Entrance Vestibule / Hallway

Mezzanine Landing

Bathroom

1st Floor Landing

Lounge

5.18m x 5.64m (17'0 x 18'6)

Dining Room / Bedroom 4

4.14m x 3.99m (13'7 x 13'1)

Dining Kitchen

3.10m x 3.86m (10'2 x 12'8)

Master Bedroom

5.31m x 3.96m (17'5 x 13'0)

Ensuite Shower Room

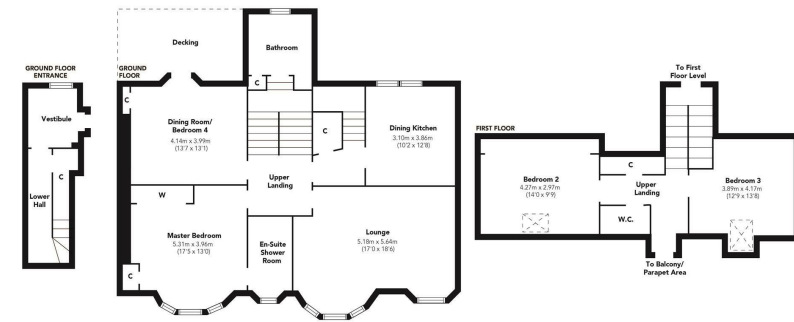
2nd Landing / WC Compartment

Bedroom 2

4.27m x 2.97m (14'0 x 9'9)

Bedroom 3

3.89m x 4.17m (12'9 x 13'8)



Floorplans are indicative only - not to scale
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