



22, TURNBERRY  
AVENUE, GOUROCK, PA19 1JA



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ESTATE AGENTS



## Description

Occupying a rarely available location within the sought after Trumpethill area this three bedroom SEMI DETACHED VILLA offers an ideal family home. There are impressive views beyond surrounding properties towards the River Clyde and Rosneath Peninsula with the Argyllshire hills forming a stunning backdrop. The driveway offers space for two to three cars and leads to the garage.

Gardens extend to the front and rear. The front garden features a lawned area. There is a paved patio, lawned plot and flower beds within the rear garden. Specification includes: gas central heating and double glazing.

There is a double glazed entrance porch that leads to the hallway. The lounge is a bright and well proportioned room that overlooks the front gardens through the large picture window. This room has a feature fireplace, coving and neutral décor. Conveniently located next to the lounge is the dining kitchen. The dining area can comfortably accommodate a full sized table and chairs and has patio doors giving direct access to the garden. The kitchen has ample base and wall units with worksurfaces. There is a large walk in cupboard/pantry and a side door.

Upstairs leads to the upper landing. There are three good sized bedrooms. The family bathroom features a three piece suite including vanity wash hand basin, wc and bath with shower.

Viewing is highly recommended for this family home. EPC = D

## Measurements

Entrance Porch

Hallway

Lounge

4.42m x 4.70m (14'6 x 15'5)

Dining Kitchen

2.82m x 5.64m (9'3 x 18'6)

Upper Landing

Bedroom 1

2.87m x 3.94m (9'5 x 12'11)

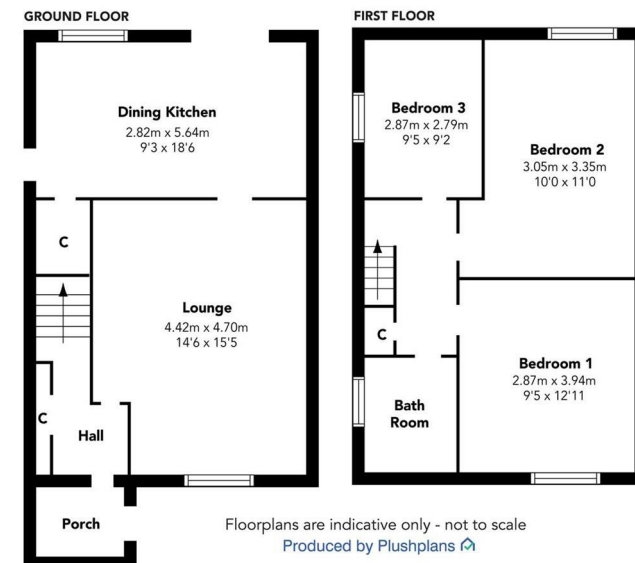
Bedroom 2

3.05m x 3.35m (10'0 x 11'0)

Bedroom 3

2.87m x 2.79m (9'5 x 9'2)

Bathroom













The  
next  
step..



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