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**26, KIRN GARDENS, GOUROCK, PA19
1FR**

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ESTATE AGENTS





Description

REVISED PRICE BELOW HOME REPORT VALUE £235,000 Situated within the sought after Kirn Gardens development by Merchant Homes this beautifully presented three bedroom SEMI DETACHED VILLA with a south facing rear garden. The enclosed rear garden features a paved patio perfect for relaxing on summer days, plus a lawned plot and two timber sheds. Driveway provides off street parking for two cars.

Specification includes: double glazing and gas central heating. Solar panels. Conveniently located for local schooling, amenities including the Gourock Golf Course and bus service.

Impressive apartments comprise: Entrance Hallway by double glazed door with access to the downstairs quality Shower Room which features a front window plus three piece suite comprising: semi pedestal wash hand basin, wc and shower cubicle with chrome style shower. The Lounge is a bright room with front facing window. There is a bright quality fitted Dining Kitchen with French doors leading to the rear garden and is an ideal space for family living. The kitchen offers quality neutral high gloss units and granite style work surfaces. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, integrated fridge/freezer, washer/dryer and dishwasher.

Stairs from the lounge lead to the Upper Landing with inbuilt cupboard, side window and hatch to the loft. There are two double sized Bedrooms with fitted mirrored wardrobes and 3rd single Bedroom with cupboard storage. The Bathroom with rear window benefits from a three piece suite comprising: pedestal wash hand basin, wc and bath with shower. Additional features include: chrome style heated towel rail, partial wall tiling and tiled floor.

Viewing is essential for this superb family home. EPC = C

Measurements

Entrance Hall

Downstairs Shower Room

Lounge
4.09m x 4.27m (13'5 x 14'0)

Dining Kitchen
5.13m x 3.61m (16'10 x 11'10)

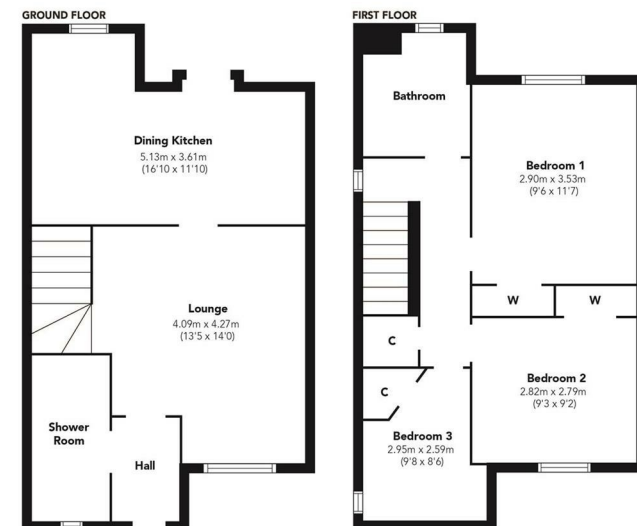
Upper Landing

Bedroom 1
2.90m x 3.53m (9'6 x 11'7)

Bedroom 2
2.82m x 2.79m (9'3 x 9'2)

Bedroom 3
2.95m x 2.59m (9'8 x 8'6)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans 









The
next
step..



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