



8, MCPHERSON DRIVE, GOUROCK, PA19
1LJ



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ESTATE AGENTS



Description

Situated close to Tower Hill in a sought after cul de sac location this beautifully presented three bedroom DETACHED VILLA lies within attractive landscaped gardens which extend to the front and rear. The front garden features a monoblock patio, pebbled area and plots with shrubs/plants. The stunning enclosed rear garden benefits from three patio areas perfect for relaxing on summer days plus a wide selection of plants and shrubs. There are impressive views beyond surrounding properties to the Clyde Estuary with the Argyllshire hills beyond.

Essential off street parking is provided by a monoblock driveway with space for two cars which leads to garage with light and power installed. There is a useful cellar store and shed with power.

Specification includes: double glazing and gas central heating system. The property is conveniently situated for local amenities, primary / secondary schooling plus transport facilities are located nearby.

Impressive family apartments comprise: Entrance Porch by UPVC double glazed door with further glazed door leading to the welcoming Hallway with cloakroom cupboard and under stair storage. The airy spacious dual aspect Lounge / Dining Room features a tiled fireplace and French doors give access to the Conservatory which overlooks the garden.

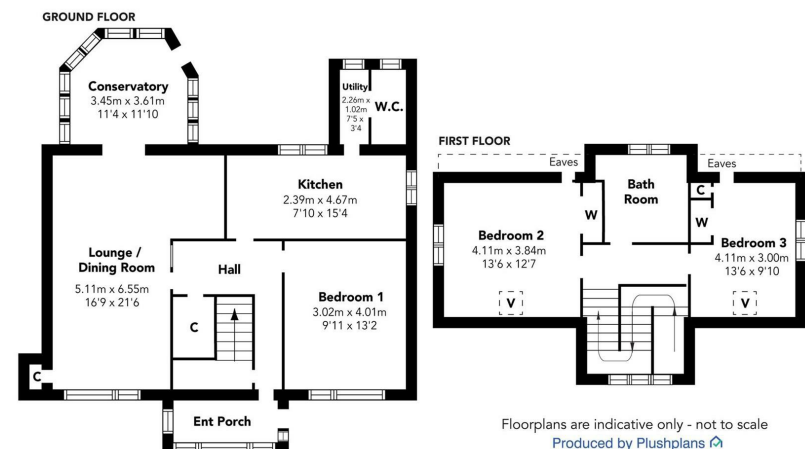
The Kitchen with side and rear windows offers a range of oak style units, marble effect work surfaces and splashback tiling. Appliances include: gas cooker, dishwasher and fridge. There is a Utility Room with side door and access to a refitted WC compartment with quality two piece suite. The downstairs double Bedroom is front facing.

Stairs lead to a bright Upper Landing with large window formation and hatch to the loft. There are two double sized Bedrooms with windows to the front and side, fitted wardrobes and access to the eaves which provides storage. The Bathroom features a quality four piece suite including free standing bath and shower cubicle.

Must be viewed. EPC = D.

Measurements

Entrance Porch
Hallway
Lounge / Dining Room
5.11m x 6.55m (16'9 x 21'6)
Conservatory
3.45m x 3.61m (11'4 x 11'10)
Kitchen
2.39m x 4.67m (7'10 x 15'4)
Downstairs Bedroom 1
3.02m x 4.01m (9'11 x 13'2)
Utility Room
2.26m x 1.02m (7'5 x 3'4)
WC Compartment
Upper Landing
Bedroom 2
4.11m x 3.84m (13'6 x 12'7)
Bedroom 3
4.11m x 3.00m (13'6 x 9'10)
Bathroom



Floorplans are indicative only - not to scale
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