



36, TURNBERRY
AVENUE, GOUROCK, PA19 1JA



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ESTATE AGENTS



Description

Occupying an elevated situation within an exclusive cul de sac this substantial & unique 4 bedroom EXECUTIVE DETACHED VILLA completed in 2003 offers a spacious family home designed to maximise natural light & the stunning panoramic views over the Firth of Clyde to the Argyll hills & beyond. The large front facing balcony is a perfect space for relaxing with friends and family in the evenings while enjoying summer sunsets over Argyll. A sweeping driveway leads to a covered parking area for 2 cars which in turn gives access to a double garage accessed by electric remote control doors.

Set within impressive landscaped gardens which extend to the front & rear. The stunning rear garden features a generous sized paved patio area, terraced plot and further sloping lawned section with a wide selection of plants/shrubs/trees throughout the grounds. Specification includes: double glazing & gas central heating.

Highly impressive apartments comprise: Entrance Porch which leads to a spacious Reception Hallway. An Inner Hall leads to the Cloakroom and WC compartment . The Games Room with bar area offers French doors to side of house. A Utility Room leads to the garage.

First Floor apartments comprise: an airy dual aspect Lounge with feature marble fireplace and living flame gas fire. French doors lead to the rear garden and a further side door gives access to s side balcony. There is a front facing Dining Room. The rear facing Living Room benefits from French doors allowing for direct access to the garden.

There is a luxury refitted Dining Kitchen with French doors leading to the front facing balcony. The kitchen benefits from quality fitted grey units, granite style work surfaces and splashback tiling. Appliances include: chimney extractor hood, electric ceramic hob, two ovens and integrated dishwasher. A Home Office & WC Compartment are also on this level.

Stairs lead to the Second Floor Landing with rear windows, hatch to the loft and storage cupboard.

The Master Bedroom is a dual aspect room and features an Ensuite Bathroom with quality suite including "His and Hers" wash hand basins, freestanding bath, shower cubicle and bidet unit. A Dressing Room with fitted wardrobes completes the master bedroom. There are three further double sized Bedrooms which all benefit from fitted wardrobes. The tiled family Bathroom features a four piece suite including spa bath, shower cubicle, wc and vanity wash hand basin.

Immediate viewing is essential for this highly impressive substantial home. EPC = C.

Measurements

Entrance Porch, Hall, WC, Cloakroom

Games Room/Bar
9.09m x 6.48m (29'10" x 21'3")

Utility Room
6.32m x 1.50m (20'9" x 4'11")

First Floor Landing & WC

Lounge
5.54m x 7.24m (18'2" x 23'9")

Dining Room
3.28m x 4.52m (10'9" x 14'10")

Living Room
3.89m x 6.40m (12'9" x 21'0")

Dining Kitchen
3.38m x 7.16m (11'1" x 23'6")

Office
2.72m x 3.35m (8'11" x 11'0")

Second Floor Landing

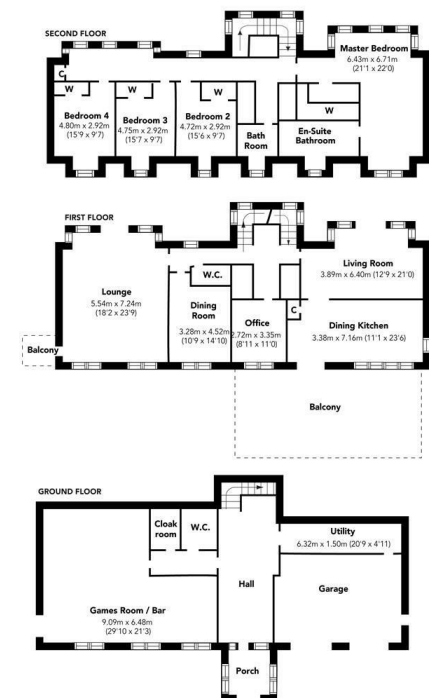
Master Bedroom, Dressing Room, Ensuite Bathroom
6.43m x 6.71m (21'1" x 22'0")

Bedroom 2
4.72m x 2.92m (15'6" x 9'7")

Bedroom 3
4.75m x 2.92m (15'7" x 9'7")

Bedroom 4
4.80m x 2.92m (15'9" x 9'7")

Bathroom



Floorplans are indicative only - not to scale
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