



40, RESERVOIR ROAD, GOUROCK, PA19
1YG





Description

Situated within a sought after location this two bedroom MAIN DOOR QUARTER VILLA with private front door entrance requires a degree of upgrading and modernisation which is reflected in the asking price. Upon completion of the works this home offers an ideal home for first time buyers, rental investors or downsizers.

There is a private front garden with lawned area and mature shrubs. A shared drying green is located to the rear of the property. Views beyond properties to the Argyll hills in the distance. Lies close to schooling and conveniently positioned for transport facilities.

Accommodation comprises: Entrance Vestibule by double glazed door with tiled floor. There is a Hallway accessed by single glazed door. The front facing Lounge features a mahogany style fireplace and shelved alcove. The Kitchen offer basic white fitted units, blue toned marble style work surfaces and splashback tiling.

There are two double sized Bedrooms both featuring cupboard storage. The Shower Room with rear window offers a three piece suite comprising: pedestal wash hand basin, wc and double sized shower cubicle with "Mira" shower.

Early viewing is essential for this affordable home. EPC = C.

Measurements

Entrance Vestibule

Hallway

Lounge

3.51m x 4.80m (11'6 x 15'9)

Kitchen

3.05m x 1.98m (10'0 x 6'6)

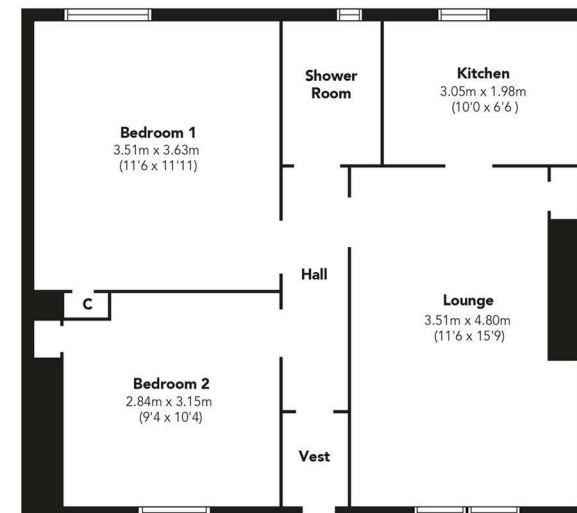
Bedroom 1

3.51m x 3.63m (11'6 x 11'11)

Bedroom 2

2.84m x 3.15m (9'4 x 10'4)

Shower Room



Floorplans are indicative only - not to scale
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