



47, TAYMOUTH DRIVE, GOUROCK, PA19
1HJ





Description

Set within a cul de sac in the highly popular Castle Levan Estate this well presented two bedroom SEMI DETACHED VILLA features superb rear River Clyde views which extend from Dunoon to the Holy Loch continuing towards Loch Long and Kilcreggan. The westerly position is ideal for enjoying the summer sunsets over Argyll. There is a paved driveway offering essential off street parking for one car.

Gardens extend to the front, side rear. The front and side gardens feature lawned plots, plus there is space for a shed. There is an enclosed decked rear garden which offers a perfect space for relaxing on summer evening with additional artificial grass plot which is bound by timber fencing and conifer hedge to the rear. Specification includes: double glazing and gas central heating.

Bright and stylish apartments comprise: Entrance Hall by UPVC double glazed door with side panel. There is a dual aspect Lounge / Dining Room with front facing three light bay window formation and further rear window overlooking the garden plus inbuilt storage cupboard. This is a perfect space for relaxing/entertaining with family and friends. The fitted Kitchen features high gloss beech style units and marble effect work surfaces. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, washing machine, integrated fridge/freezer and dishwasher. A double glazed UPVC door leads to the rear garden.

Staircase with oak and chrome handrail leads to the Upper Landing with side window, inbuilt storage cupboard and hatch to loft which is reached by metal pull down ladder. There are two double sized Bedrooms which both offer either wardrobe or recess storage. The Bathroom features a three piece suite comprising: semi pedestal wash hand basin, wc and bath. Additional benefits include: wall and floor tiling, decorative ceiling with downlighters and chrome style heated towel rail.

This immaculately presented home must be viewed. EPC = D.

Measurements

Entrance Hall

Lounge/Dining Room
3.43m x 6.96m (11'3 x 22'10)

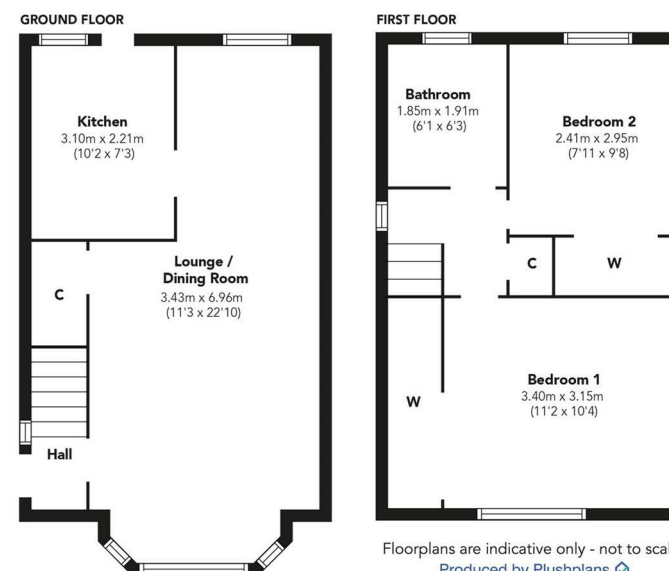
Kitchen
3.10m x 2.21m (10'2 x 7'3)

Upper Landing

Bedroom 1
3.40m x 3.15m (11'2 x 10'4)

Bedroom 2
2.41m x 2.95m (7'11 x 9'8)

Bathroom
1.85m x 1.91m (6'1 x 6'3)

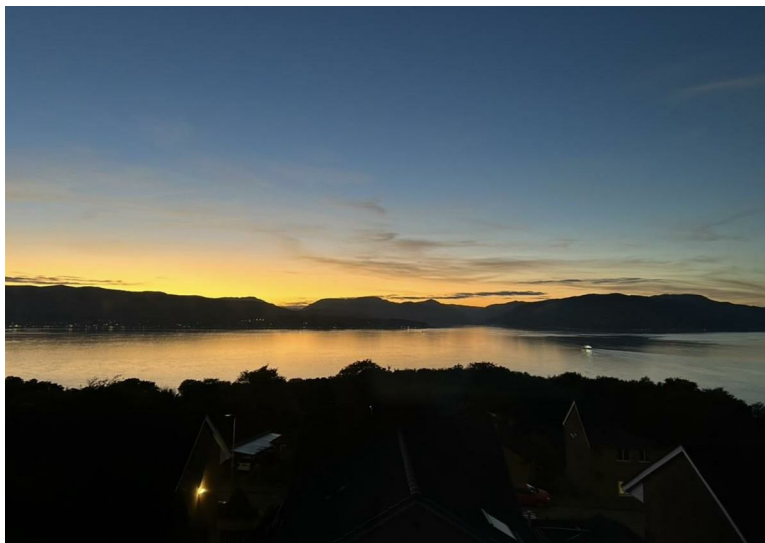












Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

The
next
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)