



9, RODNEY ROAD, GOUROCK, PA19 1XG



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## Description

Occupying a highly desirable address this two/three bedroom traditional DETACHED BUNGALOW enjoys a corner setting with views beyond surrounding homes towards the River Clyde and Argyllshire hills. There is a garage and gated driveway which are accessed from Argyle Road situated next to the house. A degree of upgrading/modernisation is required which is reflected in the asking price. Specification includes: electric heating and double glazing.

The floored and lined loft is accessed by a metal pull down ladder. A landing area within the loft offers access to the eaves, inbuilt cupboard and leads to two loft rooms with "Velux" windows. There is development potential to convert the loft to form additional living space, subject to requisite permissions being granted.

The property is set within enclosed mature gardens which feature lawned plots and a selection of shrubs. There is a cellar and useful store to the side of the house. Lies close to local schooling, the Darroch Park and is convenient for transport facilities.

Accommodation comprises: Entrance Vestibule which is reached by double timber doors and in turn leads by further single glazed door to the Hallway. There is a front facing Lounge with three light bay window, timber fireplace with tiled inset. The 3rd Bedroom/Dining Room features a three light bay window and timber fireplace. The Kitchen overlooks the rear garden with a basic range of fitted units, pantry cupboard with side window and Side Vestibule.

There are two further double Bedrooms with rear facing windows. The 1st Bedroom offers a tiled fireplace. There is a Shower Room with side window plus three piece suite offering: pedestal wash hand basin, wc and double sized shower cubicle with "Mira" shower.

Early inspection is recommended for this rare opportunity to purchase a detached home in this sought after location. EPC = E

## Measurements

Entrance Vestibule

Hallway

Lounge

4.42m x 4.37m (14'6 x 14'4)

Dining Room / Bedroom 3

Kitchen

2.74m x 2.59m (9'0 x 8'6)

Side Vestibule

Bedroom 1

3.35m x 4.27m (11'0 x 14'0)

Bedroom 2

3.02m x 3.12m (9'11 x 10'3)

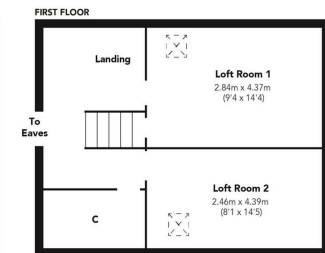
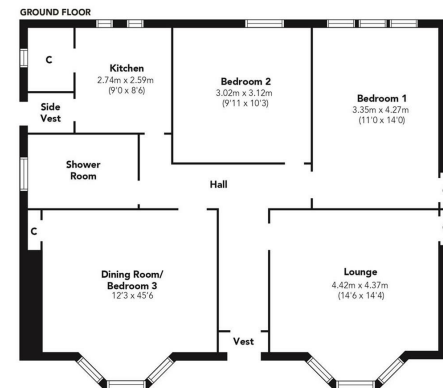
Shower Room

Loft front room

2.46m x 4.39m (8'1 x 14'5)

Loft rear room

2.84m x 4.37m (9'4 x 14'4)



Floorplans are indicative only - not to scale  
Produced by Plusplans



















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