



45, MOORFOOT DRIVE, GOUROCK, PA19
1ER





Description

Occupying a highly sought after cul de sac location this generous sized extended three bedroom, four public room SEMI DETACHED VILLA offers a unique home ideal for family living and entertaining. Additional benefits include: spacious enclosed landscaped rear garden with paved patio, two sheds (one with power) and lawned plot. There is a lawned front garden. Monoblock driveway provides off street parking for 3 cars.

Conveniently located for Moorfoot Primary, Gourock Golf Course and transport facilities.

Specification includes: double glazing and gas central heating. We are advised the tiles on main section of roof were replaced around 5 years ago. Partially floored loft accessed by pull down ladder.

Spacious family accommodation comprises: Hall by UPVC double glazed door with side panel. The bright Lounge has front facing window and French doors lead to the Family Room. which is on open plan with the Dining Room which overlooks the rear garden and also features sliding patio doors giving access to the Conservatory which benefits from French doors to the garden.

The Kitchen with side window features patterned fitted units, marble effect work surfaces, splashback tiling and an inbuilt cupboard. Appliances include: gas hob, electric oven, dishwasher and washing machine. There is a downstairs Wet Room with pedestal wash hand basin, wc and wet floor. Additional benefits include: wet wall panelling and a "Mira" shower.

Stairs lead to Upper Landing with rear window and inbuilt cupboard. There are three family Bedrooms which all feature either wardrobe or cupboard storage. The front facing bedrooms feature views beyond surrounding properties towards the River Clyde and hills in the distance. There is a rear facing Shower Room with three piece suite comprising: vanity wash hand basin, wc and double sized shower cubicle with chrome style shower. Specification also includes: wall/floor tiling and chrome style heated towel rail.

Must be viewed. EPC = D

Measurements

Hallway

Lounge

5.54m x 3.28m (18'2 x 10'9)

Family Room

3.53m x 4.85m (11'7 x 15'11)

Dining Room

3.86m x 2.90m (12'8 x 9'6)

Conservatory

3.20m x 3.15m (10'6 x 10'4)

Kitchen

3.51m x 3.89m (11'6 x 12'9)

Downstairs Wet Room

Upper Landing

Bedroom 1

2.90m x 3.94m (9'6 x 12'11)

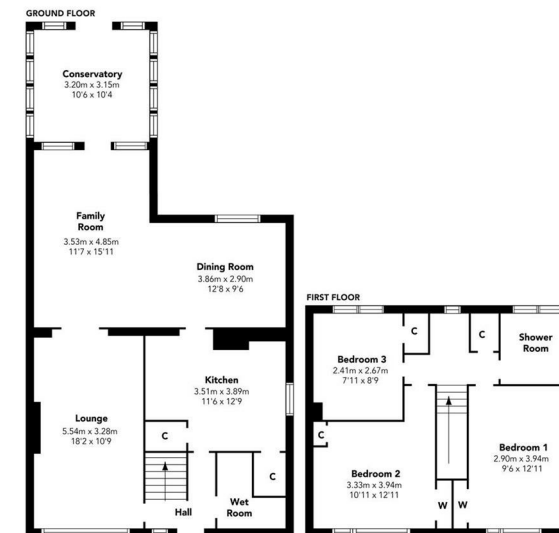
Bedroom 2

3.33m x 3.94m (10'11 x 12'11)

Bedroom 3

2.41m x 2.67m (7'11 x 8'9)

Shower Room



Floorplans are indicative only - not to scale
Produced by Plushplans











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



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.

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)