



31B, DUNVEGAN  
AVENUE, GOUROCK, PA19 1AE



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## **Description**

Immaculately presented and comprehensively upgraded this three bedroom DETACHED BUNGALOW offers an excellent family home within a corner position in the desirable Castle Levan Estate. A paved driveway offers off street parking for two cars plus there is a double garage with rear courtesy door and single glazed windows to the side and rear. Partial views extend towards the River Clyde and Argyllshire hills. Improvements works included: new kitchen, bathroom and ensuite shower room, new boiler & radiators, replastered walls, new lighting and flooring.

Spacious gardens extend to the front, sides and rear of the property. The large paved patio to the side of the house is ideally situated for relaxing on summer evenings. Specification includes: double glazing and gas central heating. There is a partially floored loft.

Superb family apartments comprise: External Porch with brick archway which leads to the Vestibule by UPVC double glazed door with front window. The bright, spacious Lounge/Dining Room features a focal point media unit with electric log effect fire.

There is a luxury refitted Breakfasting Kitchen with patio door/window formation overlooking the garden. Specification includes: white high gloss fitted units, feature island unit, grey stone effect work surfaces and matching splashback. Appliances include: five ring gas hob and electric oven. A separate Utility Room features white high gloss units and an integrated dishwasher.

An Inner Hallway leads to the remaining rooms. The Master Bedroom overlooks the rear garden with bank of fitted mirrored wardrobes. There is a luxury refitted Ensuite Shower Room with rear window plus quality three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and double sized shower cubicle. There are two further Bedrooms with fitted mirrored wardrobes.

The luxury Bathroom includes a three piece suite with vanity wash hand basin and shower bath.

Must be seen. EPC = F.

## **Measurements**

Entrance Vestibule

Lounge / Dining Room  
5.92m x 3.30m (19'5 x 10'10)

Breakfasting Kitchen  
4.45m x 3.33m (14'7 x 10'11)

Utility Room  
2.84m x 3.40m (9'4 x 11'2)

Inner Hall

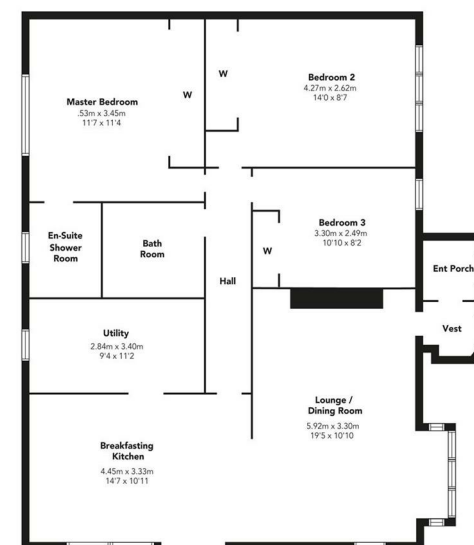
Master Bedroom  
3.53m x 3.45m (11'7 x 11'4)

Ensuite Shower Room

Bedroom 2  
4.27m x 2.62m (14'0 x 8'7)

Bedroom 3  
3.30m x 2.49m (10'10 x 8'2)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plusplans Ltd



















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