



12, FINNART
CRESCENT, GOUROCK, PA19 1EL





Description

* Closing date on Tuesday 12th August at 11am* Occupying a sought after location this three bedroom, two public room DETACHED BUNGALOW set within lawned gardens with a paved driveway offering parking for several vehicles which leads to a detached garage with power installed.

Specification includes: double glazing and gas central heating with new boiler installed in 2024. There is development potential to either add an extension or convert the loft to create additional accommodation, subject to requisite permissions being granted. The floored loft is accessed by a wooden pull down ladder from the inner hall. Conveniently located for Moorfoot Primary, Gourrock Golf Course and transport facilities are nearby. The enclosed spacious level enclosed rear garden offers lawned, pebbled and monoblocked areas with two sheds.

Ideal family accommodation comprises: Entrance Vestibule by single glazed timber door leads by further double glazed door to the Hallway. The bright front facing Lounge features a mahogany style fireplace with marble hearth and living flame gas fire. There is a rear facing Dining Room with sliding patio doors leading to the garden.

The Dining Kitchen features windows to the side and rear plus maple style fitted units, granite effect work surfaces and partial wall tiling. Appliances include: electric cooker, fridge/freezer, freezer and washing machine. A double glazed door leads to the rear garden.

There are three double sized Bedrooms which are ideal for families. The 1st bedroom benefits from range of fitted wardrobes and drawer storage. The Bathroom with rear window offers a three piece suite comprising: vanity wash hand basin, wc and spa bath. There is partial wall tiling and decorative ceiling with downlighters. There is a separate Shower Room with cubicle and chrome style shower.

Immediate viewing is advised for this family home. EPC = D.

Measurements

Entrance Vestibule

Hallway

Lounge

4.85m x 3.63m (15'11 x 11'11)

Dining Room

4.06m x 3.58m (13'4 x 11'9)

Dining Kitchen

2.72m x 5.21m (8'11 x 17'1)

Bedroom 1

4.29m x 3.07m (14'1 x 10'1)

Bedroom 2

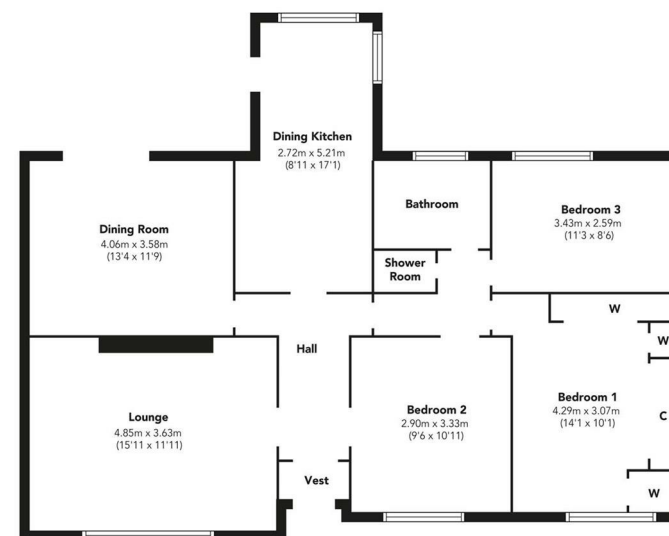
2.90m x 3.33m (9'6 x 10'11)

Bedroom 3

3.43m x 2.59m (11'3 x 8'6)

Bathroom

Shower Room



Floorplans are indicative only - not to scale
Produced by Plushplans 











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)