



29, DOUNE GARDENS, GOUROCK, PA19
1EA



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ESTATE AGENTS



Description

Offering a rare opportunity to purchase a two bedroom LOWER FLAT which also benefits from a rear facing conservatory this will be a popular home within a desirable cul de sac location in the Castle Levan Estate. A particular feature is the generous sized enclosed terraced landscaped rear garden which offers space for a table and chairs on two levels, plus there is a further lawned plot. A selection of outbuildings includes a summerhouse, timber shed and greenhouse. Access to house is also available at side of property by rear conservatory door.

There are views stretching along the River Clyde from Strone Point to the Rosneath Peninsula with hills beyond forming an impressive backdrop. Specification includes: double glazing and gas central heating. There is an allocated parking space for one car. Offers an ideal flat for a variety of purchasers including: first time buyers, families and downsizers.

Apartments comprise: Entrance Hall by glazed door offers a walk in cupboard. The Lounge with laminate flooring and oak style fireplace with marble inset features sliding patio doors which lead to the generous sized Conservatory which benefits from a side door leading to the rear garden and enjoys views towards the River Clyde.

The Kitchen with rear facing window overlooking the garden features a range of white high gloss units, birch style work surfaces and splashback tiling. Appliances include: extractor hood, gas hob, electric oven, washer/dryer, fridge and freezer.

There are two Bedrooms both benefitting from wardrobe storage. The double sized 1st bedroom offers a bank of fitted mirrored wardrobes providing generous storage. There is a Shower Room with three piece suite comprising: pedestal wash hand basin, wc and shower cubicle with chrome style shower. Additional specification includes: partial wall tiling and chrome style heated towel rail.

Immediate inspection is advised for this seldom available style of property in this location. EPC = C

Measurements

Entrance Hall

Lounge
3.28m x 4.93m (10'9 x 16'2)

Conservatory
3.43m x 3.23m (11'3 x 10'7)

Kitchen
3.20m x 2.06m (10'6 x 6'9)

Bedroom 1
4.19m x 2.62m (13'9 x 8'7)

Bedroom 2
2.01m x 3.25m (6'7 x 10'8)

Shower Room













Agents Notes:

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