



4, CARNOUSTIE
AVENUE, GOUROCK, PA19 1HF



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ESTATE AGENTS



Description

Closing date on Wednesday 1st October at 11am

Situated in a sought after Trumpethill location this well presented three bedroom SEMI DETACHED VILLA offers an ideal family with front views to woodland and rear outlook to the River Clyde. The impressive rear views extend from Dunoon to the Holy Loch. Conveniently positioned for transport facilities and primary schooling.

Gardens extend to the front and rear. The front garden features a pebbled plot and selection of shrubs. A generous sized enclosed rear garden features a paved patio perfect for relaxing on summer days, lawned plot and greenhouse. There is a useful cellar store located at the rear of the property. A monoblock driveway leads to the garage. Specification includes: double glazing and gas central heating.

Stylish family accommodation comprises: Entrance Porch by UPVC double glazed door with windows to front and side. A further UPVC double glazed door leads to the Hall. The bright dual aspect Lounge features a three light bay window and additional rear window. There is a marble fireplace with electric fire. The quality fitted Dining Kitchen features windows to the side and rear plus UPVC double glazed door giving access to the side of the property. There are soft cream high gloss units, oak effect work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob and electric oven.

Upstairs leads to the Upper Landing with rear window, inbuilt cupboard and hatch to loft accessed by metal pull down ladder. There are two double sized Bedrooms and 3rd single Bedroom. Bedroom 1 benefits from fitted mirrored wardrobes. There is a quality Shower Room with three piece suite offering: vanity wash hand basin set within white high gloss unit, wc and shower cubicle with chrome style shower. Further features include: wall/floor tiling and heated towel rail.

Must view. EPC = D

Measurements

Entrance Porch

Hallway

Lounge

3.28m x 6.02m (10'9 x 19'9)

Dining Kitchen

3.94m x 5.41m (12'11 x 17'9)

Upper Landing

Bedroom 1

2.90m x 3.84m (9'6 x 12'7)

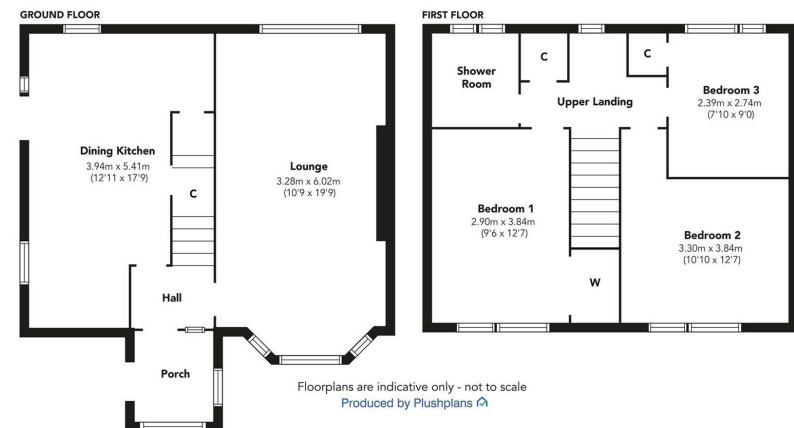
Bedroom 2

3.30m x 3.84m (10'10 x 12'7)

Bedroom 3

2.39m x 2.74m (7'10 x 9'0)

Shower Room













Agents Notes:

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