



3, BRODICK DRIVE, GOUROCK, PA19 1AF



 neillclerk
ESTATE AGENTS



Description

Occupying an elevated position in a seldom available cul de sac setting this beautifully presented four bedroom DETACHED VILLA has been internally upgraded with quality fittings and designer finishes. Lies within spacious gardens in highly sought after Castle Levan Estate. Views extend to Dunoon, the Holy Loch and Argyll hills beyond which is perfect for viewing summer sunsets. Monoblock drive with space for two cars leading to a double garage with electric door. The luxury bathroom, plumbed cloakroom and kitchen have been refitted in recent years.

Gardens extend to front, side and rear of the property. There is a lawned front garden. The enclosed terraced rear garden features monoblock patio areas perfect for relaxing on summer days.

Specification includes: double glazing and gas central heating. Reroughcast exterior. Panoramic views extend to the River Clyde, Dunoon, the Holy Loch and Loch Long with the Argyllshire hills forming a spectacular backdrop.

Impressive family accommodation comprises: welcoming bright Hallway with double glazed door, side window and inbuilt storage cupboard. The quality refitted WC Compartment offers a two piece suite comprising: vanity wash hand basin and wc, plus chrome style heated towel rail, wall and floor tiling. The front facing Lounge has two separate windows and focal point marble fireplace. A Dining Room with sliding doors leads to the garden.

The luxury refitted Kitchen features cashmere high gloss units, solid quartz work surfaces and splashback. Appliances include: extractor hood, induction hob, oven, integrated fridge, washing machine and dishwasher.

Stairs lead to Upper Landing with hatch to loft and inbuilt cupboard. The Master Bedroom benefits from a quality Ensuite Shower Room. There are two further double Bedrooms and 4th single Bedroom. A luxury refitted tiled Bathroom features a quality suite with vanity wash hand basin, wc and bath with chrome style shower.

Must be viewed. EPC = C

Measurements

Hallway
WC Compartment
Lounge
4.90m x 3.76m (16'1 x 12'4)
Dining Room
3.84m x 3.07m (12'7 x 10'1)
Kitchen
3.84m x 3.07m (12'7 x 10'1)
Upper Landing
Master Bedroom
3.56m x 3.61m (11'8 x 11'10)
Ensuite Shower Room
Bedroom 2
3.10m x 3.40m (10'2 x 11'10)
Bedroom 3
3.28m x 2.29m (10'9 x 7'6)
Bedroom 4
2.18m x 3.23m (7'2 x 10'7)
Bathroom



TOTAL: 1167 sq. ft. 108 m2
FLOOR 1: 613 sq. ft. 57 m2, FLOOR 2: 554 sq. ft. 51 m2
EXCLUDED AREAS: GARAGE: 297 sq. ft. 28 m2, PORCH: 17 sq. ft. 2 m2, STORAGE: 27 sq. ft. 2 m2,
WALLS: 133 sq. ft. 13 m2

Floor Plan Created By ePlans App. Measurements Deemed Highly Reliable But Not Guaranteed.













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)