



110, KIRN DRIVE, GOUROCK, PA19 1EQ





Description

Occupying a highly sought location this extended four bedroom, two public room SEMI DETACHED VILLA offers a unique home ideal for family living. Additional benefits include: a wet room and separate bathroom. Enclosed south facing rear garden with paved patio. The front garden features lawned plots. Monoblock driveway for two cars leads to garage.

Potential to convert the garage and reconfigure current design to offer further accommodation including creation of a self contained annex, subject to permissions being granted.

Conveniently located for Moorfoot Primary and Gourock Golf Course . Specification includes: double glazing and gas central heating. We are advised the extension was reroofed around 10 years ago.

Family accommodation comprises: Hall by UPVC double glazed door with side panel. The Lounge has front facing window and tiled fireplace. The Dining Room is on semi open plan and features sliding patio doors giving access to the garden.

The Kitchen with rear window features white fitted units and marble effect work surfaces. Appliances include: extractor hood, electric ceramic hob, oven plus recently purchased in 2024 a fridge, dishwasher and washing machine.

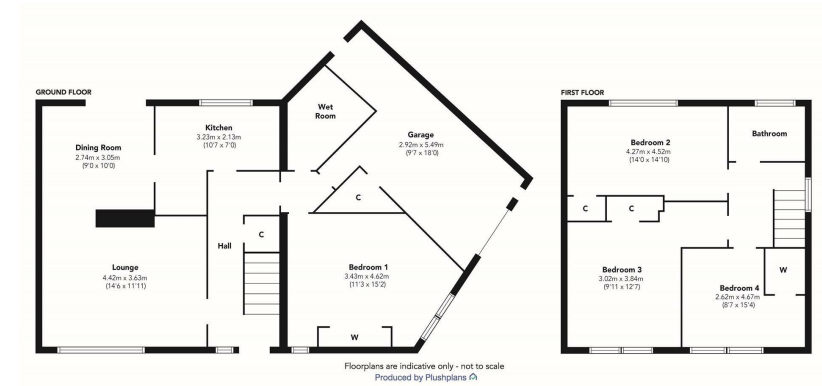
An Inner Hall leads to the downstairs double Bedroom with fitted wardrobes. There is a downstairs Wet Room with pedestal wash hand basin, wc and wet floor. Additional benefits include: heated towel rail, wall tiling and a "Mira" shower.

Stairs lead to Upper Landing with side window and hatch to the loft. There are three further double Bedrooms with cupboard storage. There is a rear facing Bathroom with three piece suite comprising: vanity wash hand basin set within white unit, wc and bath.

This extended family home must be viewed. EPC = D.

Measurements

Entrance Hall
Lounge
4.42m x 3.63m (14'6 x 11'11)
Dining Room
2.74m x 3.05m (9'0 x 10'0)
Kitchen
3.23m x 2.13m (10'7 x 7'0)
Inner Hall
Downstairs Bedroom 1
3.43m x 4.62m (11'3 x 15'2)
Wet Room
Upper Landing
Bedroom 2
4.27m x 4.52m (14'0 x 14'10)
Bedroom 3
3.02m x 3.84m (9'11 x 12'7)
Bedroom 4
2.62m x 4.67m (8'7 x 15'4)
Bathroom
Garage
2.92m x 5.49m (9'7 x 18'0)

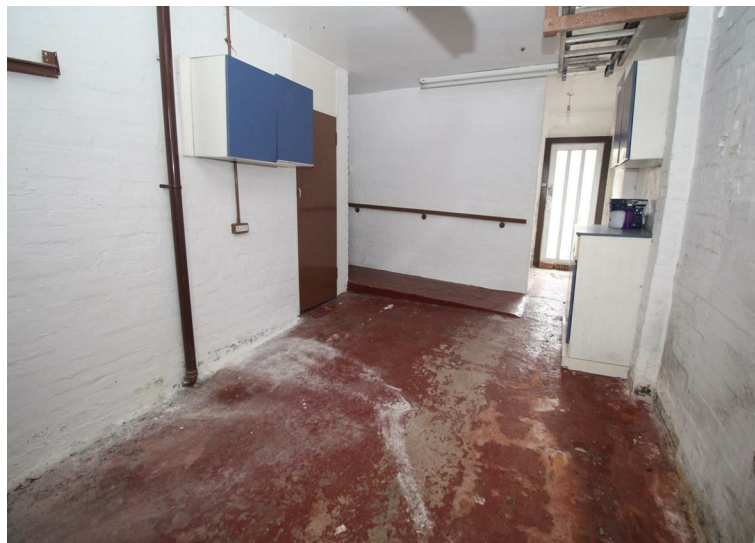
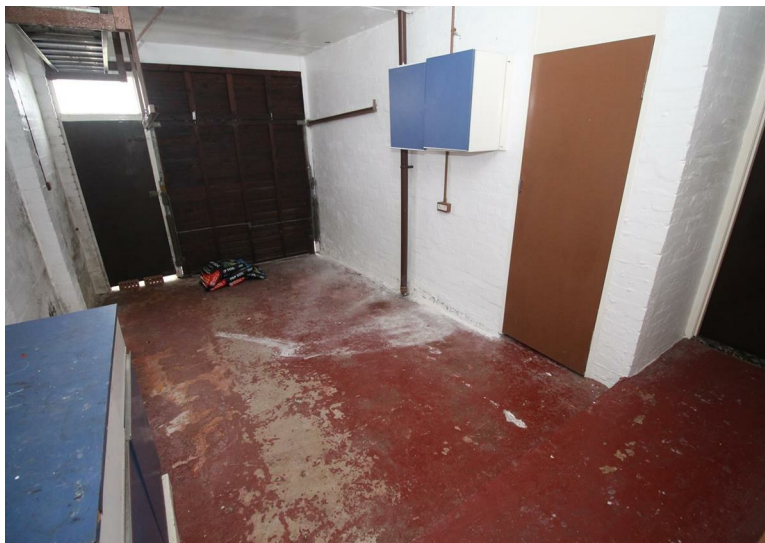












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