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Estate Agents*



*5 ALVA TERRACE, GOUROCK, PA19 1XR*

*OFFERS OVER £399,995*

*4 BEDROOM BUNGALOW - DETACHED*

*EPC BAND:C*

An exclusive four-bedroom DETACHED BUNGALOW in sought-after Gourrock, which has been thoroughly and recently upgraded to incredibly high standards to meet the demands of luxury living, offering private parking, landscaped gardens, and sumptuous contemporary accommodation.

The luxurious property has a new Designer Dining Kitchen with wall mounted Double Ovens and Microwave, Gas Range Hob, ample storage in the form of floor and wall mounted units, Island Storage and incredible Bi fold doors leading into Lounge Reception space with Panoramic Views over the Firth of Clyde and Hills beyond, Solid Oak Herringbone flooring throughout. Utility Room with access to rear garden.

Master Bedroom with Double window formation to front of property and fitted wardrobes, Ensuite Shower Room with Double Shower cubical, Tiling throughout. Further Three Double Bedrooms all with fitted wardrobes.

As well as a newly fitted Quality bathroom suite including a free standing Roll top bath and ornate wash hand basin, walk in shower, Invictus luxury vinyl tiles throughout.

A family-friendly garden is carefully landscaped and unobstructed, catching lots of daily sun. Newly installed Garden room currently used as cinema room and gym. Decked Terrace with Panoramic views. Single Garage with Parking.

Situated in Gourrock, the exclusive residence also benefits from lots of nearby green spaces, well-regarded schooling, and regular transport links to the city centre, in addition to excellent nearby amenities, including Gourrock Town Centre.

Viewing is essential to fully appreciate the quality of Finish and the local.

### Lounge

18'8" x 15'5" (5.69m x 4.7m)



### Dining/Kitchen

32'4" x 25'3" (9.88m x 7.7m)



### Utility Room

5'10" x 9'10" (1.78m x 3m)

### Bedroom 1

15'1" x 11'5" (4.6m x 3.48m)



### Ensuite

8'2" x 4'11" (2.49m x 1.5m)



### Bedroom 2

11'5" x 9'10" (3.48m x 3m)



**Bedroom 3**  
8'2" x 11'5" (2.49m x 3.48m)



**Bathroom**  
6'5" x 9'10" (1.98m x 3m)

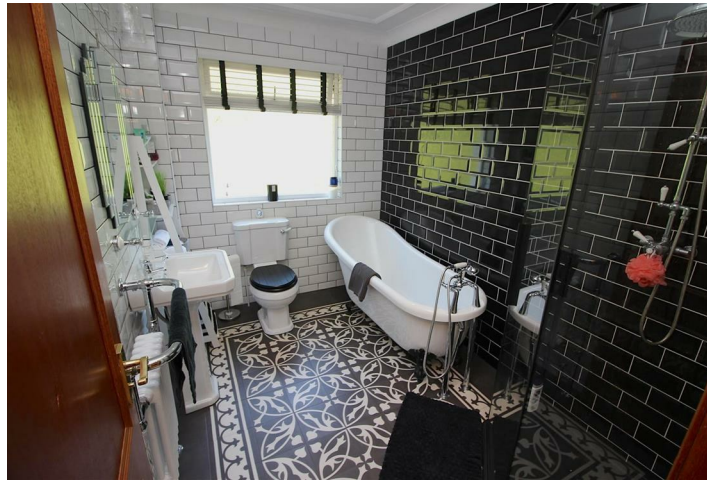


**IMPORTANT NOTE TO PURCHASERS:**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



**Bedroom 4**  
9'1" x 9'10" (2.79m x 3m)



**Garage**

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	72	80
<b>Scotland</b>	EU Directive 2002/91/EC	

