



This wonderful SEMI-DETACHED VILLA is situated in an area of Gourock which is seldom available and offers great family accommodation. Private front and rear gardens, extensive driveway and single detached garage.

33 MOORFOOT DRIVE, GOUROCK PA19 1ES

Offers Over: £180,000

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Entrance hall giving access to all accommodation. The lounge runs from front to rear of the property offering a great sized living area featuring bay windows giving the room a bright natural light and picturesque views towards the River Clyde. Dining kitchen to the rear hosting a variety of wall and floor units providing ample work and storage space. Storage cupboard and door to gardens.

Stairwell to upper level. Storage cupboard housing boiler.

The property benefits from three bedrooms all of which are double rooms. Bedroom one consists of a full wall of mirror wardrobes and a separate wardrobe and bedroom three also hosts a storage cupboard. Loft access is given at the entrance to bedroom two.

Family bathroom hosting w.c, wash hand basin with vanity unit and bath with shower over.

Internal viewing of the property is highly recommended to appreciate the property's potential.

Positioned close to all local amenities including local transport with close by bus route offering regular services. The mainline railway station in Gourock provides excellent services to Glasgow Central and regular ferry sailings to Dunoon. Recreational amenities. Gourock is a seaside town and has a variety of shops, cafés, bars and restaurants. It has well-rated primary and secondary schools.

ACCOMMODATION

Lounge - 5.53m(18'1")x3.20m(10'4")approx.

Kitchen - 1.83m(6'0")x2.30m(7'5")approx.

Dining area - 3.77m(12'3")x3.14m(10'3")approx.

Bedroom one - 3.78m(12'4")x2.29m(7'5")approx.

Bedroom two - 3.23m(10'5")x2.72m(8'9")approx.

Bedroom three - 2.63m(8'6")x2.31m(7'5")approx.

Bathroom - 1.55m(5'0")x1.84m(6'0")approx.

VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their solicitor or surveyor. The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.