



Spacious UPPER QUARTER VILLA located in a sought after area of Gourock providing fantastic accommodation with private rear garden & cellar. Close to all amenities. Gas central heating and double glazing throughout.

28 LARKFIELD ROAD, GOUROCK PA19 1YE

Offers Over: £105,000

Branch: 4 Cathcart Square
Greenock, PA15 2BS
Tel: 01475 558420
Email: ggurney@blair-bryden.co.uk



28 LARKFIELD ROAD, GOUROCK PA19 1YE

Spacious UPPER QUARTER VILLA located in a sought after area of Gourock providing fantastic accommodation with private rear garden & cellar. Close to all amenities. Gas central heating and double glazing throughout.

Entrance stairwell leading to hallway with storage cupboard and loft access. Lounge to the front of the property which is modernly decorated and hosts large window providing a bright living space. Sizeable dining kitchen to the rear consisting of a variety of wall and floor units providing ample work and storage space. Modern work surfaces with complimenting flooring. Boiler housed in kitchen.

The property comprises three great-sized double bedrooms. Bedroom one hosts a en-suite shower room which features a w.c., wash hand basin with vanity unit and a shower cubicle with overhead shower. Bedroom two comprises a large storage cupboard.

Stylish family bathroom with w.c., wash hand basin with accompanying vanity unit, bath with shower over and heated chrome towel rail.

Close to all local amenities including shopping, schooling and transport. Gourock has a number of retail shops for everyday needs together with a number of bars and restaurants.

ACCOMMODATION

Lounge - 5.55m(18'2")x3.63m(11'9")approx.

Kitchen - 3.40m(11'1")x3.03m(9'9")approx.

Bedroom one - 3.58m(11'7")x3.39m(11'1")approx.

En-suite - 3.41m(11'1")x1.14m(3'7")approx

Bedroom two - 3.74m(12'2")x3.50m(11'4")approx.

Bedroom three - 3.72m(12'2")x2.89m(9'4")approx.

Bathroom - 2.11m(6'9")x1.78m(5'8")approx

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.