



We are delighted to bring to the market this fabulous DETACHED BUNGALOW situated on Gourock's immensely popular Cloch Road featuring exquisite views, driveway and private gardens. The property is full of potential and will make an outstanding family home.

45 Cloch Road, Gourock PA19 1AT

Offers Over: £285,000

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



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Welcoming vestibule with beautiful stained-glass door leading to the main hallway that gives access to all accommodation. The lounge is located to the front of the property and provides an excellent family living space and features a large window with glorious views looking out to the River Clyde and breathtaking mountains. Great-sized kitchen to the rear which consists of a variety of wall and base units providing ample work and storage space. The integrated appliances include the electric hob with hood over, oven and grill. Storage cupboard housing boiler in utility area. Door to rear gardens.

The property benefits from three bedrooms, bedrooms one and two are good-sized double rooms and bedroom three is currently being utilised as a dining room. Bedroom one is situated at the front and comprises fitted mirror wardrobes and that view!

Shower room with w.c., wash hand basin and shower unit.

Gourock has a wide range of local amenities including coffee shops, bars and restaurants. There are more extensive supermarket facilities available within Greenock. The town has established schooling at both primary and secondary levels. The mainline railway station in Gourock provides excellent services to Glasgow Central. In addition there are two nearby ferry terminals serving Dunoon. Recreational amenities in the area include several quality golf courses and minutes from the property is an outdoor heated swimming pool together with well-equipped gym.

ACCOMMODATION

Lounge - 4.11m(13'4")x3.69m(12'1")approx.

Kitchen - 4.02m(13'1")x2.31m(7'5")approx.

Bedroom one - 3.96m(12'9")x3.69m(12'1")approx.

Bedroom two - 4.05m(13'2")x3.29m(10'7")approx.

Dining room/bedroom three - 2.96m(9'6")x2.88m(9'4")approx.

Shower Room - 2.95m(9'6")x1.50m(4'9")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.