





property description

From the exterior of this period detached bungalow you really don't get the measure of what lies within. The interior is a subtle blend of modern contemporary living with a minimalist feel set against the richness of an era long gone.

This family home has an elevated location within a highly sought after residential pocket of Gourock and enjoys wonderful aspects to the Clyde Estuary and Argyll mountains. Access is gained via the double storm doors into a mosaic tiled entrance vestibule. The reception hallway is finished in quality ceramic tiles. The well proportioned bay window bedroom set to the front offers a surprisingly high degree of privacy and also allows you to marvel at the view. This room of course could also be used as a formal lounge. The family room / sitting room is also set to the front with a triple window formation and enjoys an abundance of natural light. This room has excellent inbuilt storage and provides an open stairwell to the master bedroom above.

The dining room is set to the side of the property and has a double window. There is access to the kitchen through a clever two way swing door which has a quirky glass porthole at head height to avoid collisions. The kitchen has two large feature windows to front and rear as well as French door access to the decked patio and garden grounds. The kitchen has quality base units topped with beautiful solid marble work surfaces. There is a free standing 'Smeg' 6 ring gas hob range with electric oven and 'Elica' stainless steel wall mounted extractor hood. There is an integrated dishwasher, free standing fridge/freezer, washing machine and all of this set upon 'Amtico' flooring. This level has two bedrooms which are set to the rear and have a private outlook over the gardens.

The family bathroom epitomises that modern minimalist feel and exaggerates the attention to detail with its quality furniture consisting of low flush wc, large wall mounted sink and raised centre fill bath with contemporary chrome fittings. The window is finished with functioning wooden shutters which match the woodwork. The flooring and bath surround has 'Fired earth' mosaic tiles which complements the feel of the room. The master bedroom is accessed from the family room via an exposed wooden stairwell with black metal balustrade. The room has a spacious yet 'cosy' feel to it with its cam ceilings and three velux windows which make good use of the view. The en-suite again has fine furniture with wall mounted sink, funky wc and corner glass shower cubicle with wall mounted thermostatic shower and the flooring is finished in glass effect 'Amtico' covering.

At the entrance to the property there is a single garage with an electronic remote controlled door and a large basement offering ample storage. The garden grounds at the front feature ornate gravel sections with a large selection of mature planting. The side and rear gardens comprise of lawn, a raised decking area and gravel sitting area.

The property has gas central heating and double glazing.

measurements

Entrance vestibule

Reception hallway

Bay windowed lounge/bedroom

Sitting/family room

Dining room

Master bedroom

En suite shower room

Bedroom 2

Bedroom 3

Family bathroom

4.24 x 4.24 (13'11" x 13'11")

3.58 x 3.28 (11'9" x 10'9")

4.22 x 2.64 (13'10" x 8'8")

6.93 x 4.20 at widest point and into cam

2.03 x 1.93 (6'8" x 6'4")

3.73 x 2.97 (12'3" x 9'9")

2.87 x 2.46 (9'5" x 8'1")

2.41 x 1.70 (7'11" x 5'7")





Travel Directions:

From Greenock town centre proceed onto Dalrymple Street and then onto Grey Place. Continue through the traffic lights onto Brougham Street and thereafter follow the directional signs for Gourock. On entering Gourock continue along Cardwell Road and then left into Manor Crescent followed by left into Burnside Road No. 1 Burnside Road is situated on your left.



WHAT TO DO NEXT

For a viewing appointment call our office on **01475 792800** Weekdays 9am – 5.30pm & Sat 10am – 1pm

Call **0141 574 1519** Weekdays 5.30pm – 9pm, Sat 1pm – 4pm & Sun 10am – 4pm

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.



GSPC Reference: 212207



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