

# 47 St Andrews Drive GOUROCK, PA19 1HY

*OFFERS OVER £169,995*



**McClure**  
ESTATE AGENTS













## Measurements

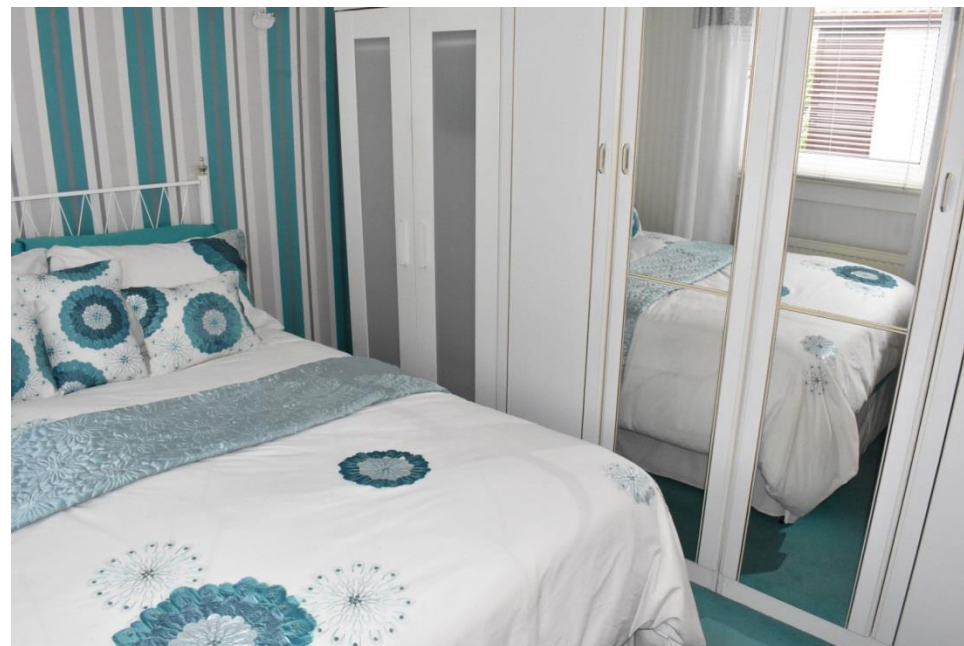
Reception hallway

Lounge (at widest points) **4.6 x 3.7 15'1" x 12'2"**

Dining room / bedroom4 **4.3 x 2.4 14'1" x 7'10"**

Dining kitchen **5.6 x 2.7 18'4" x 8'10"**

Plumbed utility room **2.5 x 1.5 8'2" x 4'11"**



## Measurements

Bedroom 1 (at widest points) **3.8 x 2.9 12'6" x 9'6"**

Bedroom 2 (at widest points) **3.3 x 3.3 10'10" x 10'10"**

Bedroom 3 (at widest points) **2.8 x 2.7 9'2" x 8'10"**

Bathroom **2.3 x 1.8 7'7" x 5'11"**

**EER: E**

## Property Description

This extended semi detached villa occupies an elevated plot within one of Gourock's most popular residential areas. 'Trumpethill' always proves popular for many reasons with regular public transport links, great estuary views and a peaceful setting within the catchment area for quality Gourock schooling. This family home provides flexible accommodation with the extension to the side providing further social space or a 4th bedroom if required.

This home is very well presented throughout and has obviously been well maintained so it is simply a case of throwing down your furniture and enjoying the view.

The accommodation on offer within consists of reception hallway with inbuilt storage cupboard.

The lounge is to the front and the large feature window provides the first glimpse of the estuary view and Argyll mountain range. This is a pleasant well lit social space with central marble fire surround with living flame gas fire.

The dining room is also to the front enjoying the same view and could easily provide accommodation as a fourth bedroom if required.

The dining kitchen is a colourful character filled space set to the rear overlooking the garden grounds. There are ample fitted floor and wall mounted storage units in high gloss white set upon dark granite effect work surfaces with black sparkling effect ceramic wall tiled splash back. There is plenty of room for formal dining too making this a very sociable space and the undoubted 'hub' of this home. The plumbed utility room is to the side and provides door access to the garden grounds.

The upper level has 3 bedrooms with bedroom 1 set to the rear with fitted bedroom furniture. Bedroom 2 is to the front where the estuary views really are something special. Bedroom 3 is to the side. The bathroom has a white 3 piece suite with corner bath with wall mounted over bath electric shower finished in light marble effect ceramic wall tiles.

The rear garden is terraced with 2 slabbed patios and planting area with mature shrubbery. The upper level has a driveway and garage which is set upon Belleisle Place providing alternative access to the rear of the home.

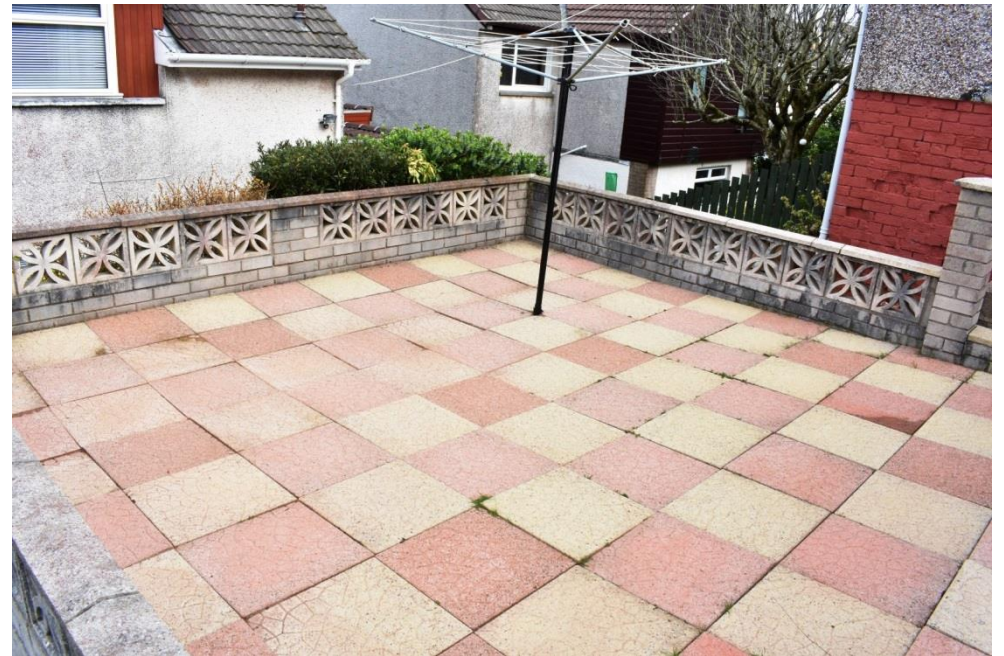
The front garden has a slabbed patio area with the remainder laid to lawn with decorative borders with stone chips, mature shrubbery and fine estuary views.

The property has gas central heating and double glazing.

## Reasons to view.....

This is a fine Gourock address with great views and deceptively spacious family accommodation which offers a high degree of flexibility too if a 4th bedroom is required. This home has been well maintained and is quite literally ready for the market making it well worthy of your current attention.....







## Travel Directions

From Greenock continue along Brougham Street into Eldon Street and onto Cardwell Road Gourock. Turn left into Larkfield Road and at the top of the hill turn right into George Road and left at the bottom of the hill into Kirn Drive. Continue on Kirn Drive before turning left into Cowal View and follow the road into St. Andrews Drive where number 47 is situated on the left hand side. Access can also be gained by turning left from Cowal View onto Belleisle Place where rear access to the property is on the right hand side with parking bay and garage.



**McClure**  
ESTATE AGENTS

For a viewing appointment  
please contact our office:

Inverclyde

35 Nicolson Street, Greenock, PA15 1UL

Telephone 01475 792800

Email [sales@mcclure-estate-agents.co.uk](mailto:sales@mcclure-estate-agents.co.uk)

[www.mcclure-estate-agents.co.uk](http://www.mcclure-estate-agents.co.uk)

Opening hours:

Weekdays 9am - 5.30pm

Saturday 10am - 1pm

**Note:** 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.