13., DOUNE GARDENS, GOUROCK, PA19 1EA

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ESTATE AGENTS

Description

This beautifully presented and internally upgraded two bedroom LOWER QUARTER VILLA benefits from rear facing conservatory featuring River Clyde views and is situated within a desirable cul de sac location in the Castle Levan Estate. A generous sized private enclosed terraced landscaped rear garden offers decked area for a table and chairs and a lawned plot. There is a further private lawned front garden on a sloping site.

There are views stretching across the River Clyde to Strone Point and the Rosneath Peninsula with the Argyll hills beyond forming an impressive backdrop. Specification includes: double glazing and gas central heating. Shared resident's parking is available. Storage space beneath conservatory. Recent upgrades include: new internal doors, laminate floors and some rooms replastered. Offers an ideal flat for a variety of purchasers including: first time buyers, families and downsizers.

Apartments comprise: Entrance Hall by timber door with walk in cupboard. The bright Lounge lies on open plan with the generous sized Conservatory which benefits from a side door leading to the rear garden and enjoys enviable views towards the River Clyde.

The Kitchen with rear facing window overlooks the garden and features a range of fitted units, grey toned work surfaces and splashback tiling. Appliances include: electric ceramic hob and oven.

There are two Bedrooms both benefitting from wardrobe storage. The double sized 1st bedroom offers a bank of fitted wardrobes providing generous storage. The 2nd bedroom is a single room with fitted shelving, dressing table, wardrobe and inbuilt cupboard. The Bathroom with three piece suite comprises: pedestal wash hand basin, wc and bath with "Triton" shower. Additional specification includes: wet wall tiling, decorative panelled ceiling with downlighters and a tiled floor.

Immediate inspection is advised for this rare opportunity to purchase a home of this style in this location. EPC = C.

Measurements

Hallway

Lounge
3.28m x 4.85m (10'9 x 15'11)

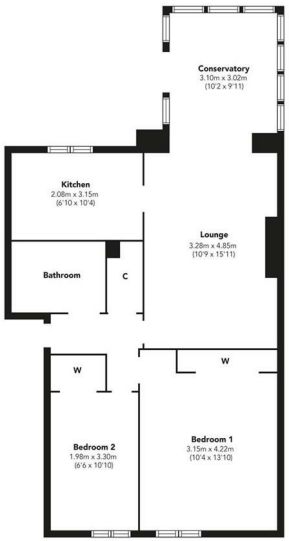
Conservatory
3.10m x 3.02m (10'2 x 9'11)

Kitchen
2.08m x 3.15m (6'10 x 10'4)

Bedroom 1
3.15m x 4.22m (10'4 x 13'10)

Bedroom 2
1.98m x 3.30m (6'6 x 10'10)

Bathroom



Floorplans are indicative only - not to scale
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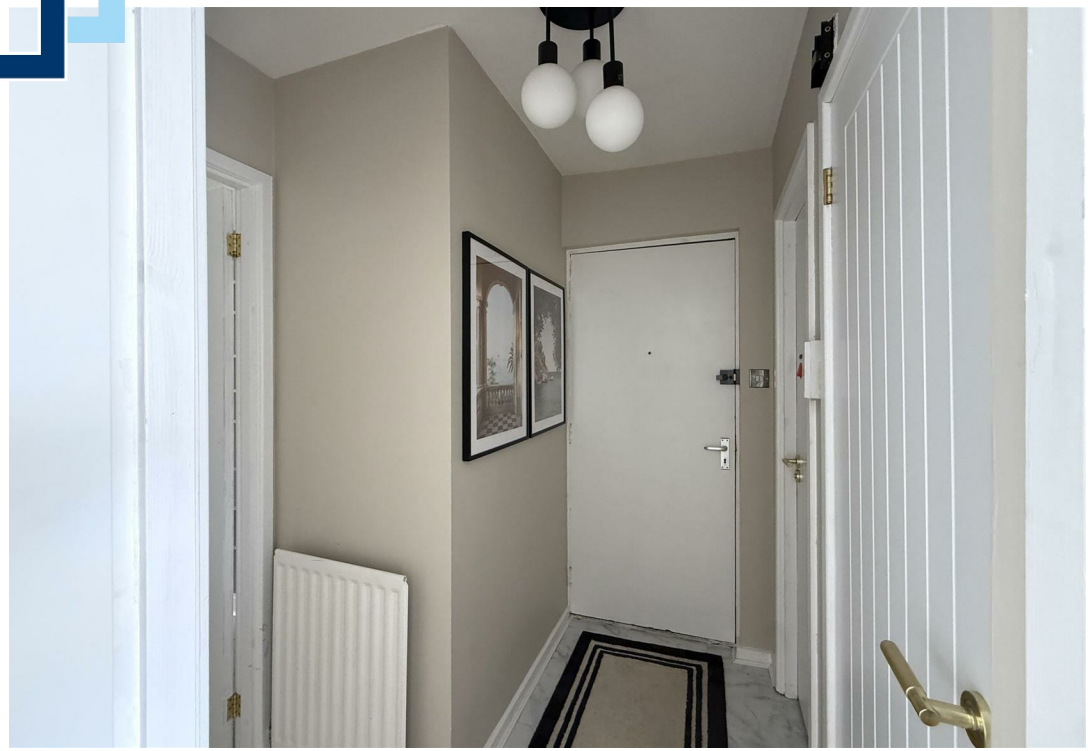

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