



**32, BLAIR GARDENS, GOUROCK, PA19
1HB**



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ESTATE AGENTS



Description

Set at the head of a cul de sac next to woodland in the highly popular Castle Levan Estate this beautifully presented, stylish two bedroom SEMI DETACHED VILLA features superb rear River Clyde views which extend from Dunoon to the Holy Loch continuing to Loch Long. Ideally positioned to enjoy the stunning sunsets over the Argyll mountains. There is an allocated parking space offering situated next to the property.

Gardens extend to the front and rear. The front garden features a lawned area with palm tree. The generous sized enclosed rear garden benefits from a paved patio area providing an ideal space for relaxing as you enjoy the sunsets plus there is a lawned plot adjacent which continues to a sloping lawned area. There is a timber shed. Specification includes: double glazing and gas central heating. Loft accessed from upper landing.

The bright, well presented apartments comprise: Dual aspect Lounge/Dining Room is reached by double glazed door with side panel. This spacious room features a front facing three light bay window formation and further rear window overlooking the garden enjoying views to the Firth of Clyde. The quality refitted Kitchen is on open plan to the Dining Room and benefits from dark olive units, oak effect work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven and integrated fridge/freezer. A double glazed UPVC door leads to the rear garden.

Stairs lead to the Upper Landing with side window, inbuilt storage cupboard and hatch to loft. There are two double sized Bedrooms both featuring fitted mirrored wardrobes. The quality Shower Room offers a three piece suite comprising: vanity wash hand basin set within light grey high gloss unit, wc and double sized shower cubicle with chrome style shower. Additional benefits include: slate style wall tiling and chrome style heated towel rail.

Must be viewed. EPC = C

Measurements

Lounge/Dining Room
4.42m x 6.91m (14'6 x 22'8)

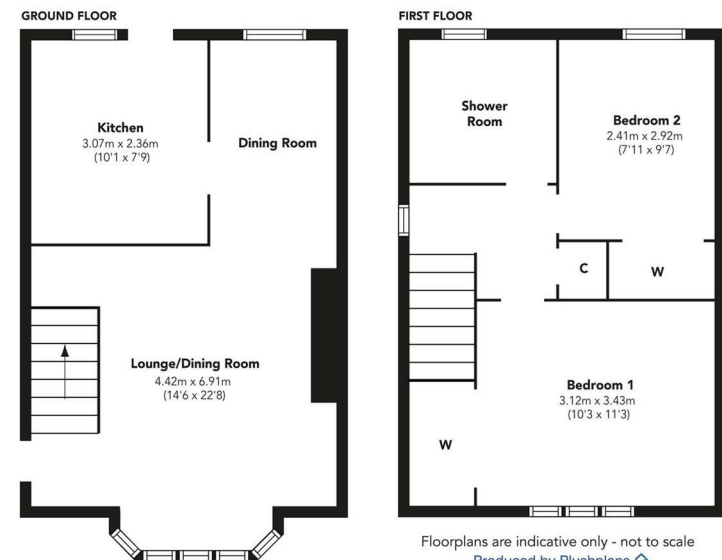
Kitchen
3.07m x 2.36m (10'1 x 7'9)

Upper Landing

Bedroom 1
3.12m x 3.43m (10'3 x 11'3)

Bedroom 2
2.41m x 2.92m (7'11 x 9'7)

Shower Room













Agents Notes:

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