

41, CARNOUSTIE AVENUE, GOUROCK, PA19 1HG

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Description

Occupying a desirable address backing onto Gourock Golf Course this well presented four bedroom, DETACHED VILLA has never been on the market since it was built almost 50 years ago. Offers an impressive family home featuring River Clyde views which span from Hunter's Quay to Holy Loch, Roseneath Peninsula with the Argyllshire hills beyond forming a stunning backdrop. A driveway provides parking for one car and leads to long garage with light/power installed.

Gardens extend to the front and rear of the property. The front garden offers a lawned plot. There is a landscaped rear garden with paved patio ideal for relaxing on summer days plus well stocked rockery and elevated decked area with glazed balustrade which is a perfect space for sunny afternoons/evenings.

Double glazing, gas central heating, eaves storage and cellar. Convenient for primary schooling and close to bus route.

Accommodation comprises: Entrance Vestibule by oak style UPVC double glazed door leads by further glazed door to Hall with under stair cupboard. The spacious Lounge enjoys River Clyde views plus benefits from focal point fireplace with inset electric fire. A separate Dining Room also enjoys river views. The quality fitted Kitchen overlooks the rear garden featuring white high gloss units plus grey work surfaces with matching splashback. Appliances include: stainless steel chimney extractor hood, electric ceramic hob, oven, integrated dishwasher, washing machine and fridge/freezer. A double glazed door leads to the rear garden.

There is a downstairs double sized Bedroom. The downstairs Shower Room offers a suite comprising: pedestal wash hand basin, wc and shower cubicle with chrome style shower.

Stairs lead to Upper Landing with cupboard. There are three double Bedrooms including Master with refitted Ensuite Shower Room plus double sized shower cubicle and Dressing Room/Utility. The family Bathroom offers shower bath, wc and pedestal wash hand basin.

Must view. EPC = C.

Measurements

Entrance Vestibule & Hallway

Lounge
4.83m x 4.50m (15'10 x 14'9)

Dining Room
3.61m x 3.51m (11'10 x 11'6)

Kitchen
3.35m x 3.45m (11'0 x 11'4)

Downstairs Shower Room

Downstairs Bedroom 1
3.02m x 3.51m (9'11 x 11'6)

Upper Landing

Master Bedroom
5.00m x 3.33m (16'5 x 10'11)

Ensuite Shower Room

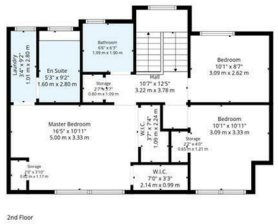
Dressing Room/Utility

Bedroom 3
3.07m x 3.33m (10'1 x 10'11)

Bedroom 4
3.07m x 2.62m (10'1 x 8'7)

Family Bathroom

Garage
5.56m x 2.51m (18'3 x 8'3)



2nd Floor



1st Floor

TOTAL: 1432 sq. ft, 133 m2
1st floor: 793 sq. ft, 74 m2, 2nd floor: 639 sq. ft, 59 m2
EXCLUDED AREAS: GARAGE: 195 sq. ft, 18 m2, PORCH: 62 sq. ft, 6 m2, PATIO: 353 sq. ft, 33 m2, LOW CEILING: 25 sq. ft, 3 m2, STORAGE: 25 sq. ft, 3 m2, WALLS: 142 sq. ft, 12 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.


TONY BLAIR
CATHY NEWMAN



























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