



11, DOUNE GARDENS, GOUROCK, PA19  
1EA



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ESTATE AGENTS





## Description

This two bedroom UPPER FLAT is set in a building with just four homes and features highly impressive rear panoramic views towards the Firth of Clyde stretching from Dunoon to the Holy Loch, Loch Long and Rosneath Peninsula with the Argyll hills forming a stunning backdrop beyond. This westerly aspect is perfect for enjoying the sunsets throughout the changing seasons. Occupies a rarely available location in the highly popular Castle Levan Estate.

A degree of internal upgrading is required and upon completion of the works this home would be ideal for first time purchasers, downsizers and rental investors. There is a communal resident's car park situated to the side of the property offering space for one car. A paved area adjacent to the car park had previously been used as a shared drying area. Specification includes double glazing and gas central heating with new boiler installed in 2023. Private loft.

Apartments comprise: Entrance Hall by UPVC double glazed door with hatch to the loft and inbuilt storage cupboard. There is an airy Lounge with three light rear facing window featuring panoramic Firth of Clyde views.

The Kitchen features basic olive toned units, oak style work surfaces and splashback tiling. Again, there are superb views to the Firth of Clyde from this room.

There are double sized Bedroom which both benefit from fitted wardrobes. The Bathroom offers a three piece suite comprising: pedestal wash hand basin, wc and bath with electric shower. There is wall tiling.

Early inspection is essential to fully appreciate the views and potential offered by this affordable two bedroom home. EPC = C.



## Measurements

### Hallway

### Lounge

3.30m x 4.78m (10'10 x 15'8)

### Kitchen

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

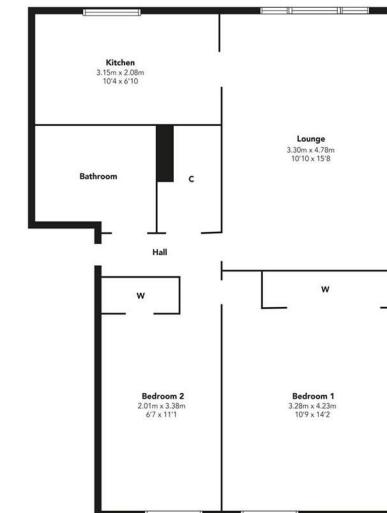
### Bedroom 1

3.28m x 4.32m (10'9 x 14'2)

### Bedroom 2

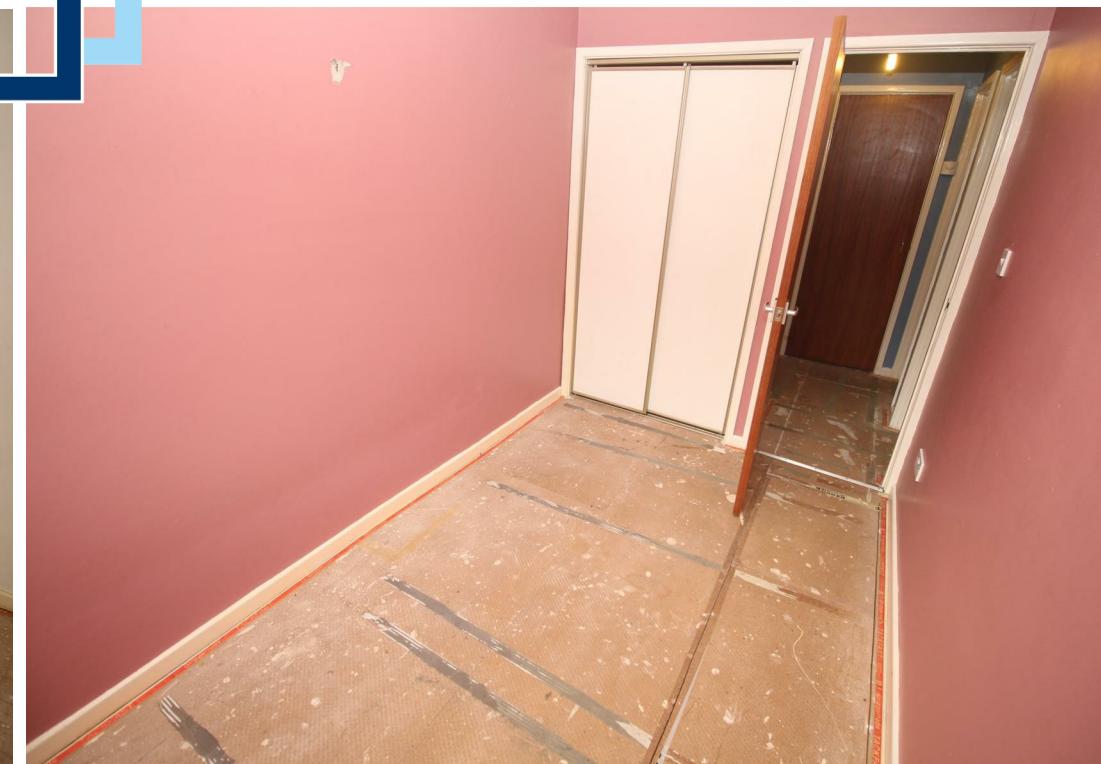
2.01m x 3.38m (6'7 x 11'1 )

### Bathroom

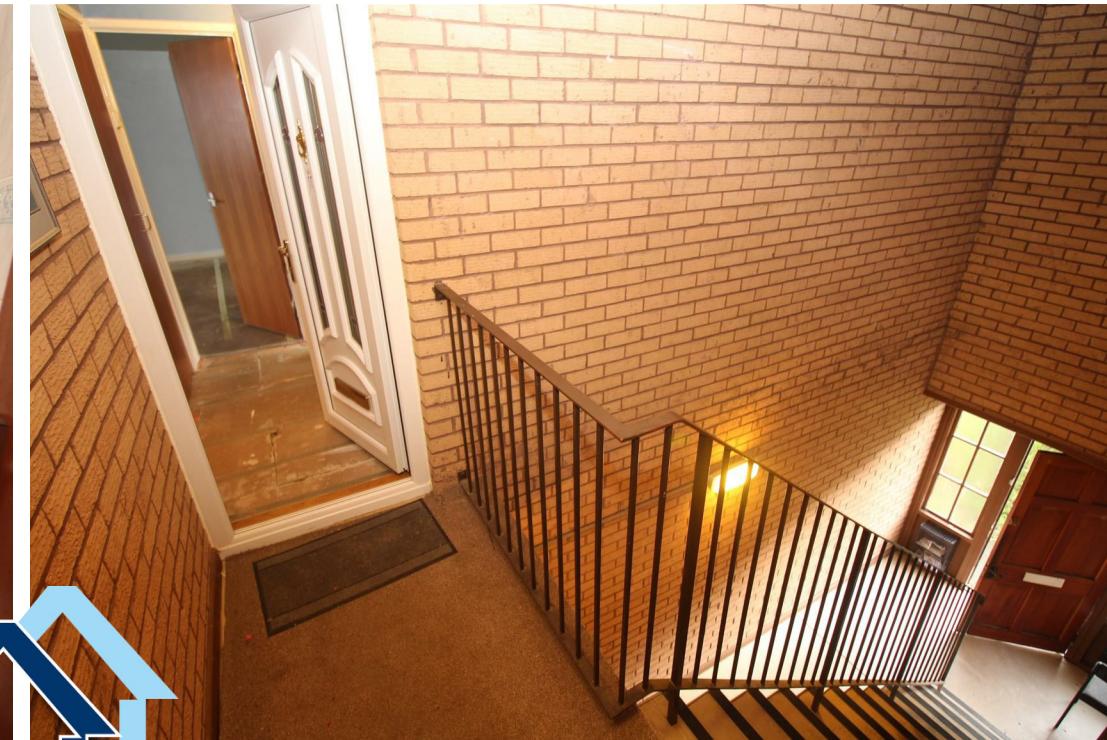


Floorplans are indicative only - not to scale  
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