



28, GARVIE AVENUE, GOUROCK, PA19
1YL



 neillclerk
ESTATE AGENTS



Description

Occupying a desirable address this beautifully presented and upgraded four bedroom SEMI DETACHED VILLA offers an excellent family home set over three levels. Impressive front views extend over Gourock to the Rosneath Peninsula and Helensburgh with Argyllshire hills beyond. A shared monoblock driveway leads to a private parking space and garage with space for one car.

Landscaped gardens extend to the front and rear. The front facing paved patio features River Clyde views. There is a south facing decked area within the rear garden. Upgrading in recent years includes: installation of a new kitchen, shower room, downstairs wc, wood burner stove, glazed banister and solar panels.

Specification includes: gas central heating and double glazing. Close to local secondary schooling and the Darroch Park.

Accommodation includes: double glazed Entrance Porch leads to the welcoming Hallway with feature glazed banister and inbuilt cupboard. There is a quality downstairs WC compartment with rear window, vanity wash hand basin and wc. The bright, spacious Lounge/Dining Room with feature wood burner stove benefits from front facing patio doors/window formation leading to the patio, plus additional side window. This is a perfect space for relaxing/entertaining.

The luxury refitted Kitchen features grey units, concrete style work surfaces and splashback tiling. Appliances include: chimney extractor hood, gas hob, electric oven, fridge freezer, integrated dishwasher, washing machine and tumble dryer.

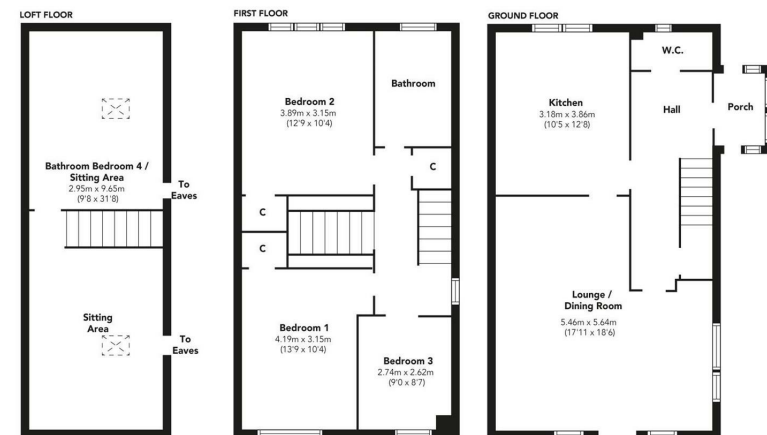
Stairs lead to Upper Landing with side window and cupboard. There are two double Bedrooms with cupboard storage and 3rd single Bedroom on this floor. The luxury refitted Shower Room features a vanity wash hand basin, wc and double sized shower cubicle plus wall/floor tiling.

Staircase gives access to 4th Bedroom on open plan with sitting area with two "Velux" windows. This room is ideal for growing families.

Viewing essential for this rarely available home. EPC= C

Measurements

Entrance Porch
Reception Hallway
Downstairs WC
Lounge / Dining Room
5.46m x 5.64m (17'11 x 18'6)
Kitchen
3.18m x 3.86m (10'5 x 12'8)
Upper Landing
Bedroom 1
4.19m x 3.15m (13'9 x 10'4)
Bedroom 2
3.89m x 3.15m (12'9 x 10'4)
Bedroom 3
2.74m x 2.62m (9'0 x 8'7)
Bathroom
Bedroom 4 / Sitting Area
2.95m x 9.65m (9'8 x 31'8)



Floorplans are indicative only - not to scale
Produced by Plushplans











The next step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.