



25, RODNEY ROAD, GOUROCK, PA19 1XG





Description

This is a rare opportunity to purchase a two bedroom UPPER QUARTER VILLA with private main door entry. Lies within a sought after location conveniently situated for transport facilities and schooling, plus the popular Darroch Park is nearby. Specification includes: double glazing and gas central heating. There is a loft and private cellar located to the side of the property.

A degree of upgrading and modernisation is required which is reflected in the asking price. Private lawned sections of garden extend to the front, side and rear.

Accommodation comprises: Entrance Vestibule / Stair by UPVC double glazed door with side window and inbuilt cupboard. The Hallway has an inbuilt cupboard and hatch to the loft. There is a bright front facing Lounge featuring views over Gourock towards the River Clyde and hills in the distance.

The basic fitted Kitchen has a rear facing window plus beech style fitted units, marble effect work surfaces and splashback tiling.

There are two double sized Bedrooms. The basic Shower Room with rear window features a three piece suite comprising: pedestal wash hand basin, wc and shower cubicle. NB the shower is disconnected. Additional features include: wall tiling.

Immediate viewing is highly recommended. EPC = C

Measurements

Entrance Vestibule / Stair

Hallway

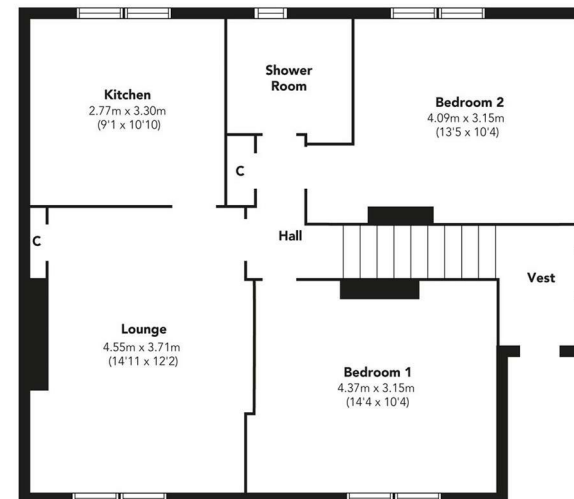
Lounge
4.55m x 3.71m (14'11 x 12'2)

Kitchen
2.77m x 3.30m (9'1 x 10'10)

Bedroom 1
4.37m x 3.15m (14'4 x 10'4)

Bedroom 2
4.09m x 3.15m (13'5 x 10'4)

Shower Room



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.

Find all our properties at: [rightmove](#) [Zoopla](#) [onTheMarket.com](#) [s1homes.com](#)