



18A, VICTORIA ROAD, GOUROCK, PA19
1LD





Description

CLOSING DATE FRIDAY 14TH NOVEMBER 2025 at 3pm

Situated within a sought after location this 3 bedroom DETACHED BUNGALOW features a driveway offering off street parking which leads to a detached garage. The rear facing decked balcony enjoys views beyond the garden & surrounding trees to the Firth of Clyde with the Argyll hills beyond. This is a perfect outside space for relaxing on summer evenings to watch the sunset.

There is a substantial additional plot which is currently a wild garden & extends to the rear of the lawned fenced garden which benefits from a greenhouse. This ground includes a section of the Ash Burn & we are advised that many years ago had been developed as a market garden.

Specification includes: double glazing, gas central heating & hardwood flooring. The property has been reroofed in recent years. There is a spacious basement area subdivided into 2 main areas plus further storage area. There is light, power & plumbing for a washing machine in the basement.

The family accommodation comprises: "L" shaped Entrance Hallway by UPVC double glazed door. There is a spacious rear facing Lounge with feature media unit which includes an electric log effect fire. The Dining Kitchen is a bright room with double glazed door leading to the deck. There are oak style units, grained style work surfaces & splashback tiling. Appliances include: stainless steel chimney extractor hood & range cooker.

There are 3 double sized Bedrooms which all benefit from wardrobe storage. The Bathroom offers a 4 piece suite including: vanity wash hand basin set within white high gloss unit, wc, bath with mixer shower & separate shower cubicle with chrome style shower plus heated towel rail. There is a separate Shower Room with three suite offering: vanity wash hand basin, wc and shower cubicle with "Mira" shower plus shower cubicle.

Early viewing is advised for this rare opportunity to purchase a detached home in this desirable location. EPC = D

Measurements

Hallway

Lounge

3.48m x 5.16m (11'5 x 16'11)

Dining Kitchen

3.38m x 4.50m (11'1 x 14'9)

Bedroom 1

3.07m x 3.53m (10'1 x 11'7)

Bedroom 2

3.38m x 2.64m (11'1 x 8'8)

Bedroom 3

3.30m x 2.64m (10'10 x 8'8)

Bathroom

Shower Room

Basement Room 1

11.84m x 2.36m (38'10 x 7'9)

Basement Room 2

11.84m x 2.34m (38'10 x 7'8)

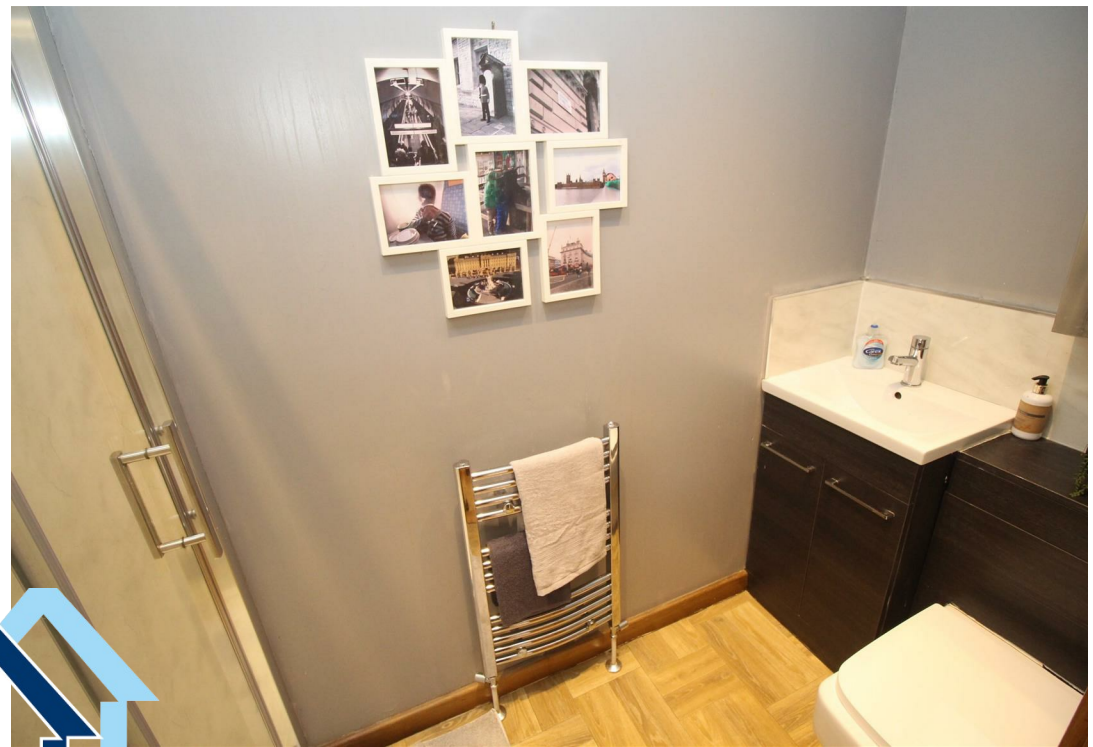


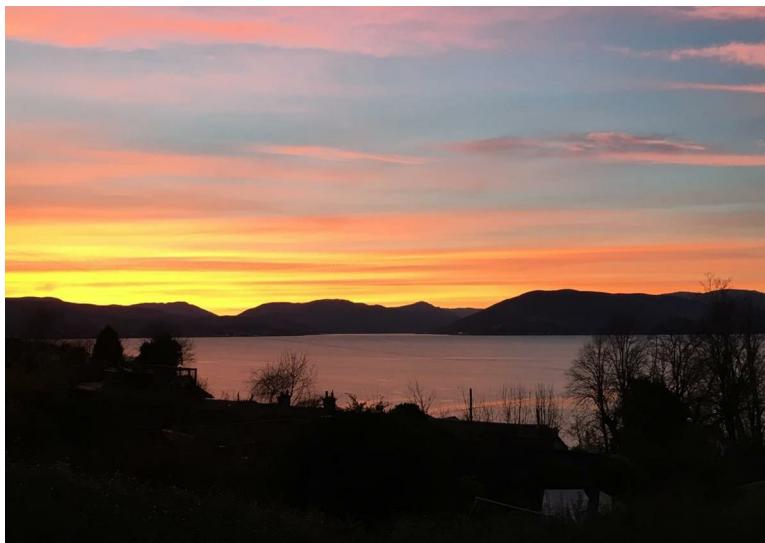
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