



28, GARVIE AVENUE, GOUROCK, PA19
1YL





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

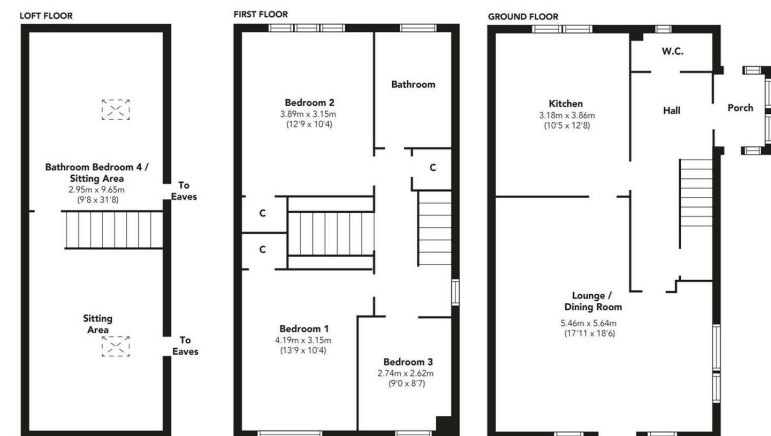
Bedroom 1
4.19m x 3.15m (13'9 x 10'4)

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
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