



*Brian Harkins
Estate Agents*

26 DUNROBIN DRIVE, GOUROCK, PA19 1EB

OFFERS OVER £235,000

C/TAX BAND: E

2 BEDROOM BUNGALOW - DETACHED

EPC BAND:D

Nestled in the tranquil cul-de-sac of Dunrobin Drive, Gourrock, this charming detached bungalow offers a delightful living experience. With two well-proportioned bedrooms and a comfortable reception room, the property is perfect for those seeking a peaceful retreat. Providing a wonderful vantage point to appreciate the spectacular, panoramic views of the Holy Loch across the Firth of Clyde.

The modern gloss kitchen, which seamlessly connects to a lovely conservatory at the rear. This bright and airy space is ideal for enjoying your morning coffee while basking in the natural light.

The bungalow is complemented by a convenient driveway, ensuring ample parking for residents and visitors alike. The serene setting of this property, combined with its thoughtful layout, makes it an excellent choice for families, retirees, or anyone looking to enjoy the beauty of Gourrock.

In summary, this delightful bungalow on Dunrobin Drive presents a unique opportunity to embrace a lifestyle of comfort and scenic beauty, all within a peaceful community. Don't miss the chance to make this charming property your new home.

Lounge

14'0" x 12'7" (4.27 x 3.86)



Kitchen

14'6" x 7'2" (4.43 x 2.20)



Conservatory

9'4" x 8'6" (2.85 x 2.61)



Bedroom

12'0" x 11'2" (3.68 x 3.41)



Bedroom

10'9" x 10'3" (3.30 x 3.14)



Bathroom
 7'8" x 4'7" (2.35 x 1.40)



IMPORTANT NOTE TO PURCHASERS:
 **MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification

documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



