



**21, ST. ANDREWS  
DRIVE, GOUROCK, PA19 1HY**





# Description

CLOSING DATE WEDNESDAY 16TH JUNE AT 11AM

Set within a highly sought after location this well presented three bedroom SEMI DETACHED VILLA offers an ideal family home. A particular benefit is the private garage located to the rear with light / power installed and remote control door plus an adjacent monoblock parking bay offering space for two cars. A further feature are the superb panoramic views spanning from Hunters Quay to the Holy Loch, and the Rosneath Peninsula with the Argyllshire hills beyond. The westerly aspect is perfect for enjoying summer sunsets over Argyll.

There is a decked front garden with lawned plot which is ideal for summer evenings. The landscaped terraced rear garden offers a paved patio, decked area and lawned plot. Specification includes: double glazing and gas central heating. Floored loft accessed by hatch with wooden pull down ladder.

The accommodation comprises: Entrance Hallway by UPVC double glazed door with side panel. The generous sized dual aspect Lounge is a bright apartment with front facing window enjoying views to the River Clyde plus rear window overlooking the garden and focal point marble fireplace with inset living flame gas fire. The Dining Room is reached by an archway with serving hatch to the kitchen.

There is a quality refitted Kitchen with windows to the side and rear, high gloss grey units and solid stone work surfaces and concrete effect splashback tiling. Appliances include: extractor hood, gas hob, electric oven and integrated microwave. A UPVC double glazed door leads to the side of the property.

Stairs lead to the Upper Landing with rear window and inbuilt cupboard. There are two double sized front facing Bedrooms and 3rd single Bedroom which all offer wardrobe storage. The refitted Shower Room with rear window features a quality suite including vanity wash hand basin, double sized shower cubicle plus wall tiling.

Must be viewed. EPC=D

# Measurements

Hall

Lounge

3.18m x 6.20m (10'5 x 20'4)

Dining Room

1.91m x 3.30m (6'3 x 10'10)

Kitchen

1.88m x 5.84m (6'2 x 19'2)

Upper Landing

Bedroom 1

3.07m x 3.42m (10'1 x 11'2'11)

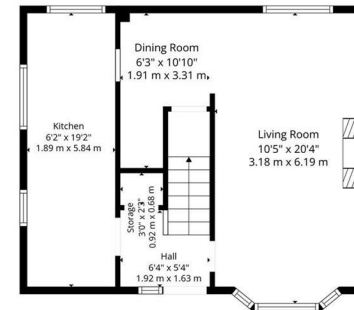
Bedroom 2

2.67m x 3.94m (8'9 x 12'11)

Bedroom 3

2.16m x 2.16m (7'1 x 7'1)

Shower Room



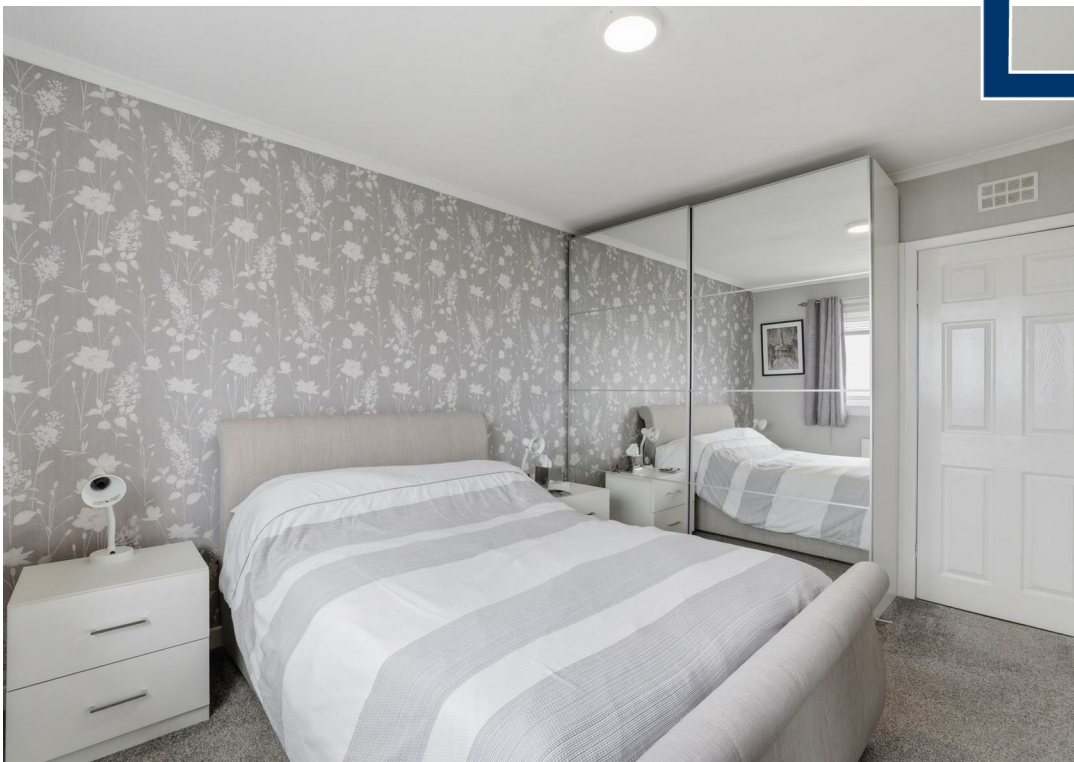
1st Floor



2nd Floor













The  
next  
step..



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