

An aerial photograph of a row of residential houses. The central house is a two-story semi-detached property with a light-colored textured exterior and a brown tiled roof. It has a red brick extension on the right side. To its left is another similar house, and further left, a house with a red front garden. The houses are set on a slight incline. A large white 'SOLD' text is overlaid in the center, with 'Stc' written below it in a smaller white font.

SOLD

Stc

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





Description

Set within a highly sought after location this unique extended four bedroom, three public room SEMI DETACHED VILLA offers a generous sized family home. A further benefit is the private garage located to the rear plus an adjacent paved parking bay. An additional feature is the superb panoramic view which spans from Hunters Quay to the Holy Loch, and the Rosneath Peninsula with the Argyllshire hills beyond. This westerly aspect is perfect for enjoying summer sunsets over Argyll.

There is an enclosed front garden. The landscaped rear garden offers a paved patio ideal for relaxing on summer days. Specification includes: double glazing and gas central heating.

The accommodation comprises: Entrance Hallway by timber door with front window. There is a front facing Lounge with picture window enjoying views to the River Clyde, beech style fireplace and inset living flame gas fire. The Dining Room is reached from the lounge and lies on open plan with the Kitchen and Sun Room which overlooks the rear garden and has sliding patio doors.

The Kitchen enjoys views to the rear garden and features pine style units, marble effect work surfaces and concrete effect splashback tiling. Appliances include: extractor hood, electric hob and oven. A separate Utility Room has rear window and UPVC door to the garden.

The downstairs Bathroom with "Velux" window benefits from a pedestal wash hand basin, wc and bath with mixer shower. There is a downstairs front facing 4th Bedroom which could also be used as a Home Office.

Stairs lead to the Upper Landing with side window and inbuilt cupboard. There are two double sized Bedrooms and 3rd single Bedroom. The Bathroom with side window features a three piece suite including: pedestal wash hand basin, wc and bath with mixer shower.

This is a rare opportunity to purchase a unique extended home of this design within a highly popular location. EPC = D.

Measurements

Entrance Hallway

Lounge

4.57m x 3.56m (15'0" x 11'8")

Dining Room / Kitchen

2.87m x 5.41m (9'5" x 17'9")

Sun Room

2.41m x 3.38m (7'11" x 11'1")

Utility Room

2.87m x 2.41m (9'5" x 7'11")

Downstairs Bathroom

Downstairs 4th Bedroom / Home Office

4.34m x 2.18m (14'3" x 7'2")

Upper Landing

Bedroom 2

3.94m x 3.28m (12'11" x 10'9")

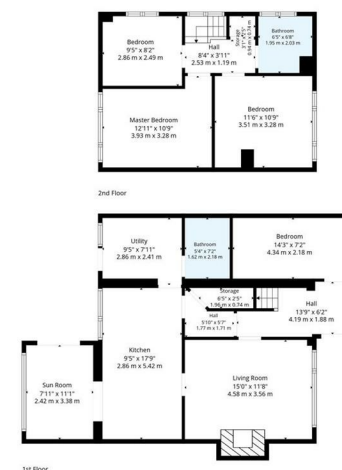
Bedroom 3

3.51m x 3.28m (11'6" x 10'9")

Bedroom 4

2.87m x 2.49m (9'5" x 8'2")

Bathroom













The
next
step..



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