

# 13., DOUNE GARDENS, GOUROCK, PA19 1EA

neillclerk
ESTATE AGENTS









# Description

RE-MARKETED DUE TO SALE FALLING THROUGH

This beautifully presented and internally upgraded 2 bedroom LOWER QUARTER VILLA benefits from rear facing conservatory featuring River Clyde views and is situated within a desirable cul de sac location in the Castle Levan Estate. A generous sized private enclosed terraced landscaped rear garden offers decked area for a table and chairs & a lawned plot. There is a further private lawned front garden on a sloping site.

There are views stretching across the River Clyde to Strone Point & the Rosneath Peninsula with the Argyll hills beyond forming an impressive backdrop. Specification includes: double glazing & gas central heating. Shared resident's parking is available. Storage space beneath conservatory. Recent upgrades include: new internal doors, laminate floors & some rooms replastered. Offers an ideal flat for a variety of purchasers including: first time buyers, families & downsizers.

Apartments comprise: Entrance Hall by timber door with walk in cupboard. The bright Lounge lies on open plan with the generous sized Conservatory which benefits from a side door leading to the rear garden & enjoys enviable views towards the River Clyde.

The Kitchen with rear facing window overlooks the garden and features a range of fitted units, grey toned work surfaces & splashback tiling. Appliances include: electric ceramic hob & oven.

There are 2 Bedrooms both benefitting from wardrobe storage. The double sized 1st bedroom offers a bank of fitted wardrobes providing generous storage. The 2nd bedroom is a single room with fitted shelving, dressing table, wardrobe & inbuilt cupboard. The Bathroom with 3 piece suite comprises: pedestal wash hand basin, wc and bath with "Triton" shower. Additional specification includes: wet wall tiling, decorative panelled ceiling with downlighters & a tiled floor.

Immediate inspection is advised for this rare opportunity to purchase a home of this style in this location. EPC = C.

# Measurements

Hallway

Lounge
3.28m x 4.85m (10'9 x 15'11)

Conservatory
3.10m x 3.02m (10'2 x 9'11)

Kitchen
2.08m x 3.15m (6'10 x 10'4)

Bedroom 1
3.15m x 4.22m (10'4 x 13'10)

Bedroom 2
1.98m x 3.30m (6'6 x 10'10)

Bathroom




Floorplans are indicative only - not to scale
Produced by Plushplans


AESTHETIC
ABSTRACT







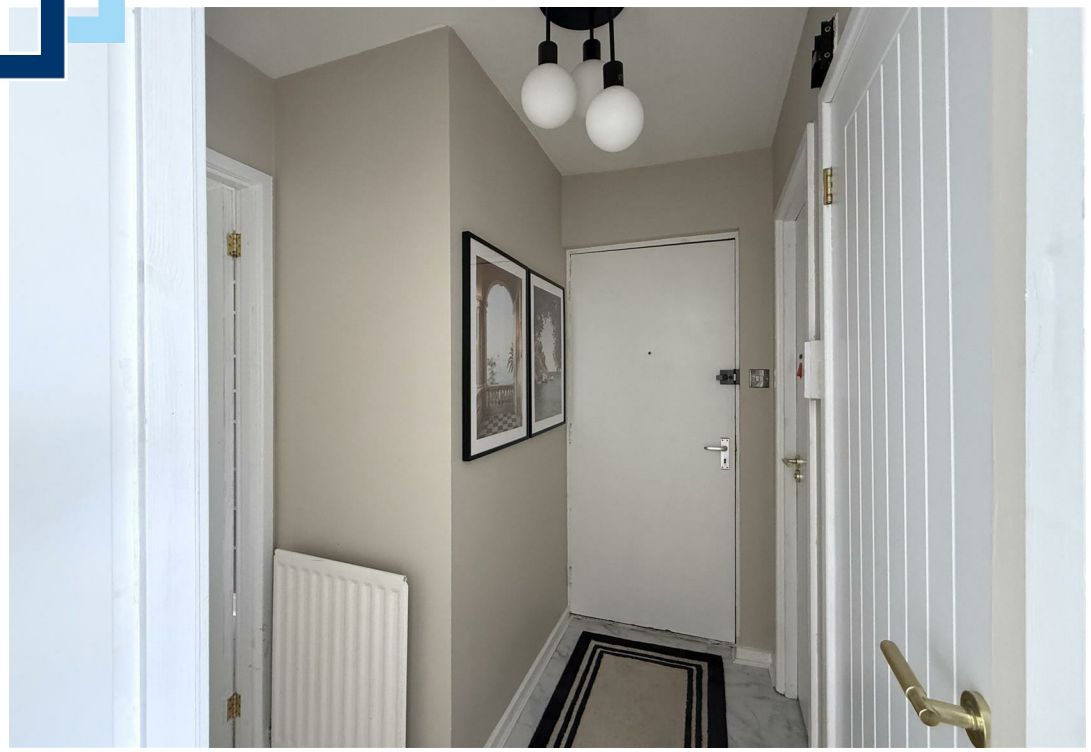




















**Agents Notes:**
These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Find all our properties at: rightmove Zoopla OnTheMarket.com s1homes.com

## The next step..

To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

**House to sell or rent?**
Call 01475 888400 to book your free market appraisal.

**Require a solicitor?**
Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:

**60 West Blackhall Street**
**Greenock**
**Renfrewshire**
**PA15 1UY**
**t: 01475 888400**
**e: sales@neillclerk.co.uk**
**w: www.neillclerk.co.uk**

neillclerk ESTATE AGENTS