

*Brian Harkins
Estate Agents*



CLOCH CARAVAN PARK CLOCH ROAD, GOUROCK, PA19 1BA

OFFERS OVER £39,999

C/TAX BAND: A

2 BEDROOM NOT SPECIFIED

EPC BAND:

RESIDENTIAL COSALT CARAVAN, measuring 37x12 feet, on a full 12-month residential plot.

Cloch Caravan park is set in 24 acres of mature woodlands and is one of the most enviable spots on Scotland's west coast.

Features include a lounge with open-plan kitchen, shower room, W.C., double bedroom, and a small bedroom currently used as a dressing room. Gas central heating (boiler 3 years old), LED lighting, and double glazing throughout.

The living room offers built-in units and panoramic views over the Clyde.

The fitted kitchen has various wall and floor units, a fridge freezer (6 months old), a 9lb washing machine (9 months old), and a slimline dishwasher, all integrated, along with a gas hob, built-in electric oven, and cooker hood.

The W.C. has a two-piece suite with a small wash hand basin and storage, while the bathroom includes a shower and vanity unit.

The double bedroom has a drawer unit, and the small bedroom a large wardrobe.

The plot is well-situated with generous garden space, landscaped with mature planting, seating area, two plastic sheds, a storage box, and bench for ample outdoor storage. Outside lighting creates a warm ambiance in the evenings, and there's a marked parking space.

Council Tax Band A (with water and sewage reduction) is currently £103/month, and the plot rent is £34/week.





