



10, FALMOUTH DRIVE, GOUROCK, PA19
1HW



neillclerk
ESTATE AGENTS



Description

Enjoying a desirable cul de sac location in the highly popular Arran View Estate this extended two bedroom SEMI DETACHED VILLA benefits from a garden room which overlooks the rear garden and is a perfect space for relaxing on sunny days. There is a monoblock driveway with space for two cars. This is an ideal starter home and equally would suit families.

Gardens extend to the front and rear. The front garden offers a lawned plot with shrubs. There is a south facing enclosed rear garden with paved patio, lawned plot and two sheds. Specification includes: double glazing and partial gas central heating to the downstairs apartments. The partially floored and lined loft is accessed by a wooden pull down ladder. A degree of upgrading/redecoration is required which is reflected in the asking price.

Apartments comprise: Entrance Vestibule by double glazed UPVC door with front window. The front facing Lounge features an ornate fireplace with inset electric fire. The fitted Kitchen has white units, marble effect work surfaces and splashback tiling. A glazed door leads to the Garden Room which has a radiator, wall lights and UPVC double glazed door giving direct access to the garden.

Upstairs leads to the Upper Landing with inbuilt cupboard and hatch to loft. There are two Bedrooms with fitted mirrored wardrobes. There are rear views towards the countryside in the distance from the 2nd bedroom. The tiled Bathroom with side window has a three piece suite comprising: corner bath with shower, wc and pedestal wash hand basin.

Viewing is essential for this family home. EPC = C.

Measurements

Entrance Vestibule

Lounge
3.61m x 4.65m (11'10 x 15'3)

Kitchen
2.39m x 3.61m (7'10 x 11'10)

Garden Room
3.66m x 3.40m (12'0 x 11'2)

Upper Landing

Bedroom 1
2.62m x 3.23m (8'7 x 10'7)

Bedroom 2
2.67m x 3.45m (8'9 x 11'4)

Bathroom













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



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](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)