



The opportunity has arisen to purchase this fabulous DETACHED BUNGALOW located in a sought-after area of Gourock offering excellent accommodation. Driveway, private gardens and conservatory. Gas central heating and double glazing throughout.

2 Doune Gardens, Gourock PA19 1EA

Offers Over: £305,000

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Entrance vestibule leading to the sizeable lounge providing a living space. Access to all accommodation is given from this room. Spacious kitchen to the rear with modern worktops and complementary flooring. The variety of wall and base units provide ample work and storage space. The integrated appliances included are the dishwasher and drinks cooler. Doors to rear gardens and the wonderful conservatory currently being utilized as a dining room and is the perfect spot for some sunshine and relaxation.

Hallway with entry to the floored loft and hosting storage cupboard.

The property benefits from four bedrooms with the second bedroom being utilised as a sitting room and the third as an office. The master bedroom features an ensuite shower room that comprises a w.c., wash hand basin with vanity unit and a shower unit. It also hosts patio doors that lead to the rear gardens.

Stylish family bathroom consisting of w.c., wash hand basin with vanity unit and bath with shower over.

Early viewing is highly recommended.

Gourock is a seaside town and has a variety of shops, cafés, bars and restaurants. It has well-rated primary and secondary schools. Local transport with close by bus route offering regular services. The mainline railway station in Gourock provides excellent services to Glasgow Central and regular ferry sailings to Dunoon. Recreational amenities

ACCOMMODATION

Lounge:- 5.94m(19'4")x3.31m(10'8")approx

Kitchen:- 4.48m(14'6")x3.31m(10'8")approx

Conservatory:- 5.80m(19'0")x3.30m(10'8")approx

Bedroom one:- 3.50m(11'4")x3.41m(11'1")approx

Ensuite shower room- 1.95m(6'3")x1.44m(4'7")approx

Bedroom two:- 4.36m(14'3")x2.37m(7'7")approx

Bedroom three:- 3.42m(11'2")x2.13m(6'9")approx

Bedroom four:- 2.73m(8'9")x2.65m(8'6")approx

Bathroom:- 1.93m(6'3")x1.85m(6'0")approx

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.