



20, CRAIGMUSCHAT  
ROAD, GOUROCK, PA19 1SE



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ESTATE AGENTS







# **Description**

**\*\* Closing date on Friday 11th April at 12pm\*\***

This is a rare opportunity to purchase a three bedroom, two public room SEMI DETACHED VILLA which offers an ideal family home set over two levels with spacious south facing rear garden. There are front views beyond surrounding properties from upstairs over Gourock towards the River Clyde, Cardwell Bay and Lyle Hill. There is a monoblock driveway offering off street parking for one car.

Specification includes: double glazing and gas central heating. The front garden is lawned. There is an enclosed generous sized rear garden with lawned plot, paved patio with awning, two timber sheds, store and greenhouse. The garden is a perfect space for enjoying summer days. Lies convenient for both primary and secondary schooling, plus local transport facilities and amenities are nearby.

Family accommodation comprises: Entrance Vestibule by UPVC double glazed door which in turn leads by further double glazed door to the Hallway . The facing Lounge features a three light box bay window and dual fuel wood burner. There is a bright rear facing Dining Room which overlooks the garden with French doors leading to the garden.

The Kitchen features white high gloss fitted units, grained style work surfaces and splashback tiling. Appliances include: chimney extractor hood and gas cooker. There are two inbuilt storage cupboards and UPVC door which leads to the side of the property. The downstairs Shower Room features a front window plus three piece suite comprising: vanity wash hand basin, wc and shower cubicle with chrome style shower.

Stairs lead to the Upper Landing. The Master Bedroom with side window, bank of fitted wardrobes and matching drawer storage. There is an Ensuite WC with two piece suite offering: vanity wash hand basin and wc. There are two further Bedrooms. The 2nd bedroom enjoys views towards the Lyle Hill in the distance.

Viewing is highly recommended for this family home. EPC = D.

# **Measurements**

Entrance Vestibule

Hallway

Lounge

4.24m x 4.24m (13'11" x 13'11")

Dining Room

3.30m x 3.30m (10'10" x 10'10" )

Kitchen

2.13m x 4.37m (7'0" x 14'4")

Downstairs Shower Room

Upper Landing

Master Bedroom

3.63m' x 4.17m (11'11" x 13'8")

Ensuite WC

Bedroom 2

3.58m x 3.33m (11'9" x 10'11")

Bedroom 3

2.51m x 2.59m (8'3" x 8'6")



Floorplans are indicative only - not to scale  
Produced by Plushplans



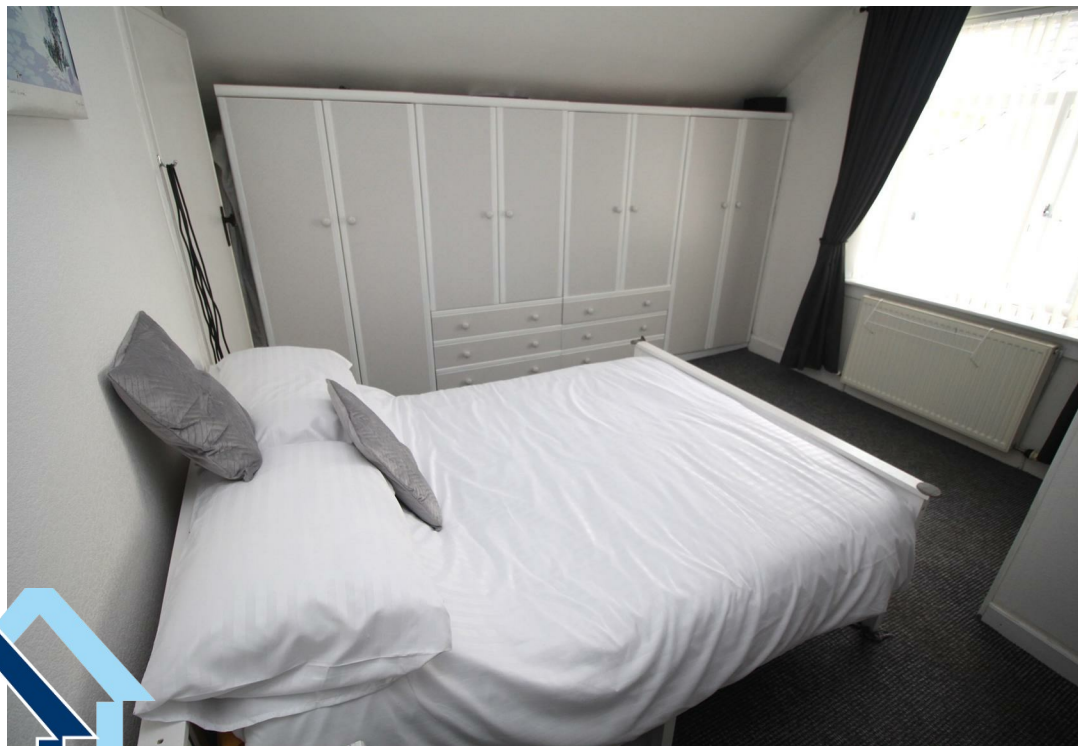




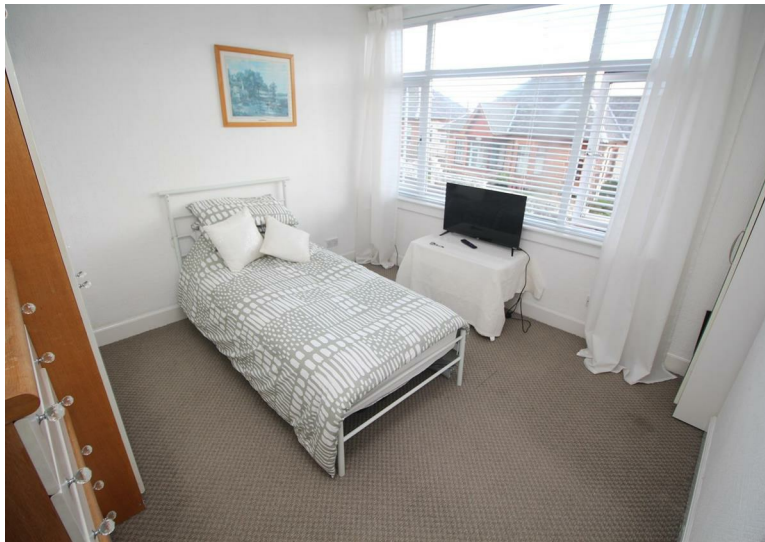












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