



4, IONA WALK, GOUROCK, PA19 1DL



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ESTATE AGENTS





## Description

Enjoying an off street position this three bedroom MID TERRACED VILLA offers an excellent family home set within a rarely available location in the sought after Midton area. There is a south facing enclosed paved rear garden which is perfect for families and also benefits from a timber shed.

Conveniently positioned for local amenities, transport facilities and local schooling. Specification includes: double glazing and gas central heating.

Ideal family accommodation comprises: Entrance Vestibule is reached by a UPVC double glazed door and features an inbuilt storage cupboard. A further glazed door gives access to the Hallway. The front facing Lounge is a bright apartment with fireplace and electric coals effect fire. There is a rear facing Dining Kitchen with oak style fitted units and work surfaces. Appliances include: extractor hood, gas hob and electric oven. There is ample space for table and chairs within this apartment plus two storage cupboards. The Rear Vestibule has a useful cupboard and a UPVC double glazed door provides direct access to the garden.

Stairs lead to the Upper Landing with inbuilt cupboard and hatch to the loft. There are two double sized Bedrooms and 3rd single Bedroom. The rear facing 2nd bedroom features fitted wardrobes. The Wet Room offers a suite comprising: pedestal wash hand basin, wc and "Mira" shower. Specification includes: wall tiling, decorative ceiling with downlighters and chrome style heated towel rail.

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



## Measurements

Entrance Vestibule

Hallway

Lounge

5.41m x 3.48m (17'9 x 11'5)

Dining Kitchen

4.37m x 2.34m (14'4 x 7'8)

Rear Vestibule

Upper Landing

Bedroom 1

3.51m x 4.67m (11'6 x 15'4)

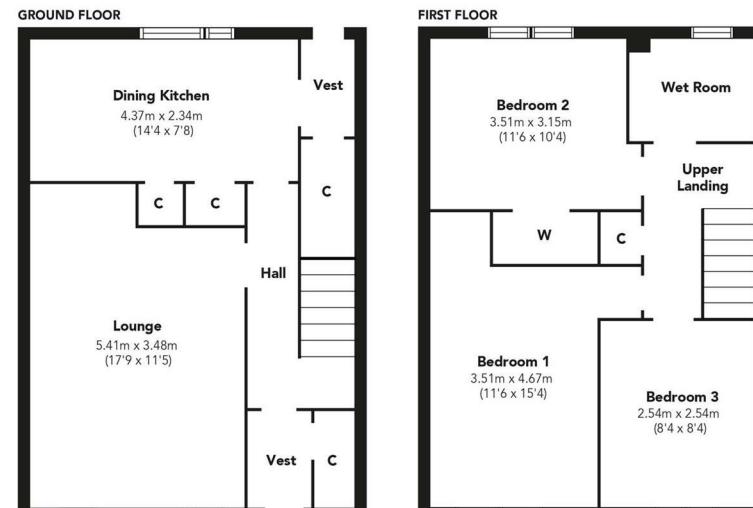
Bedroom 2

3.51m x 3.15m (11'6 x 10'4)

Bedroom 3

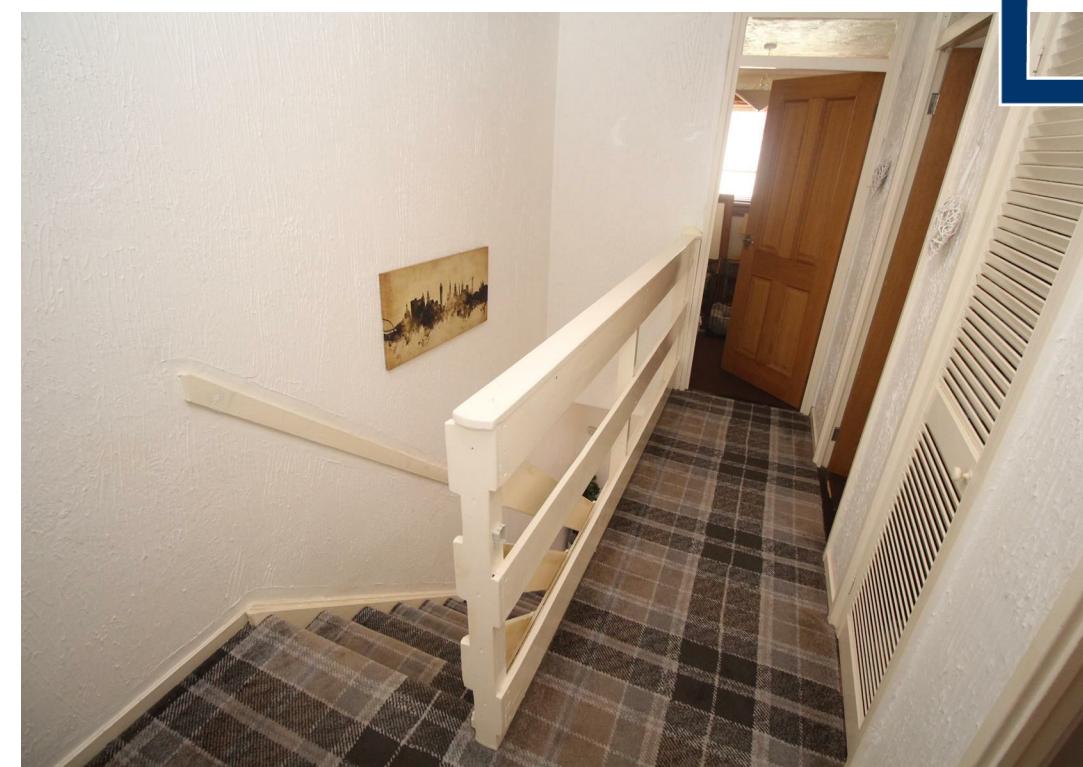
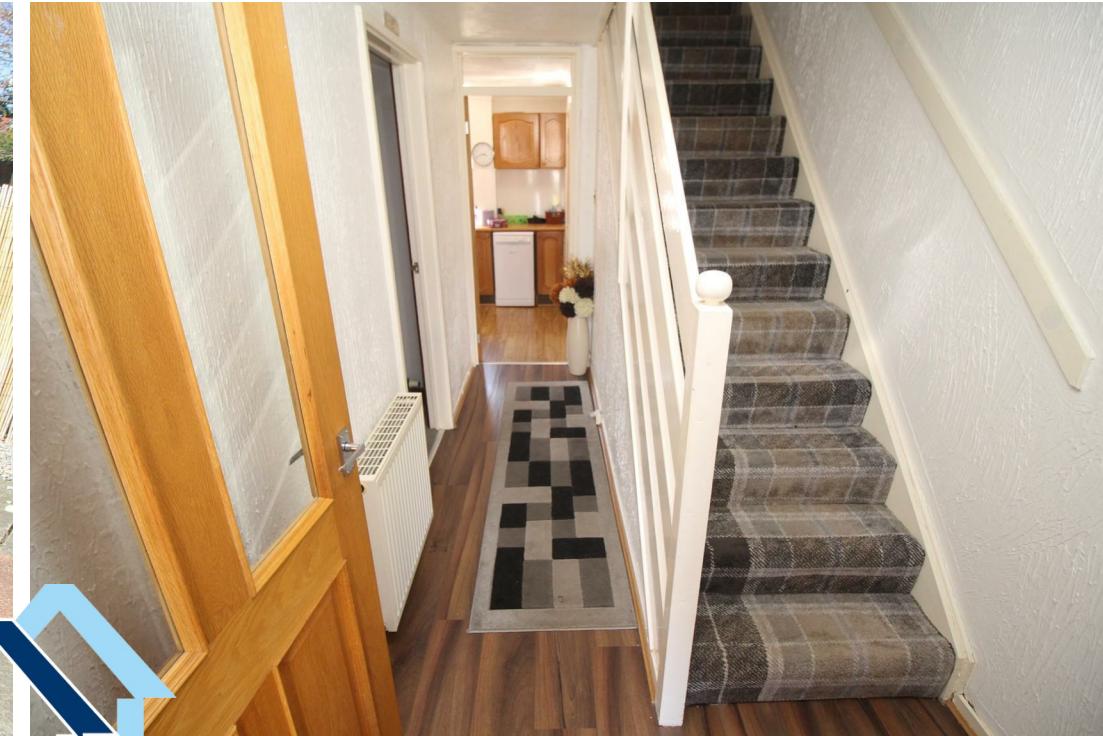
2.54m x 2.54m (8'4 x 8'4)

Wet Room

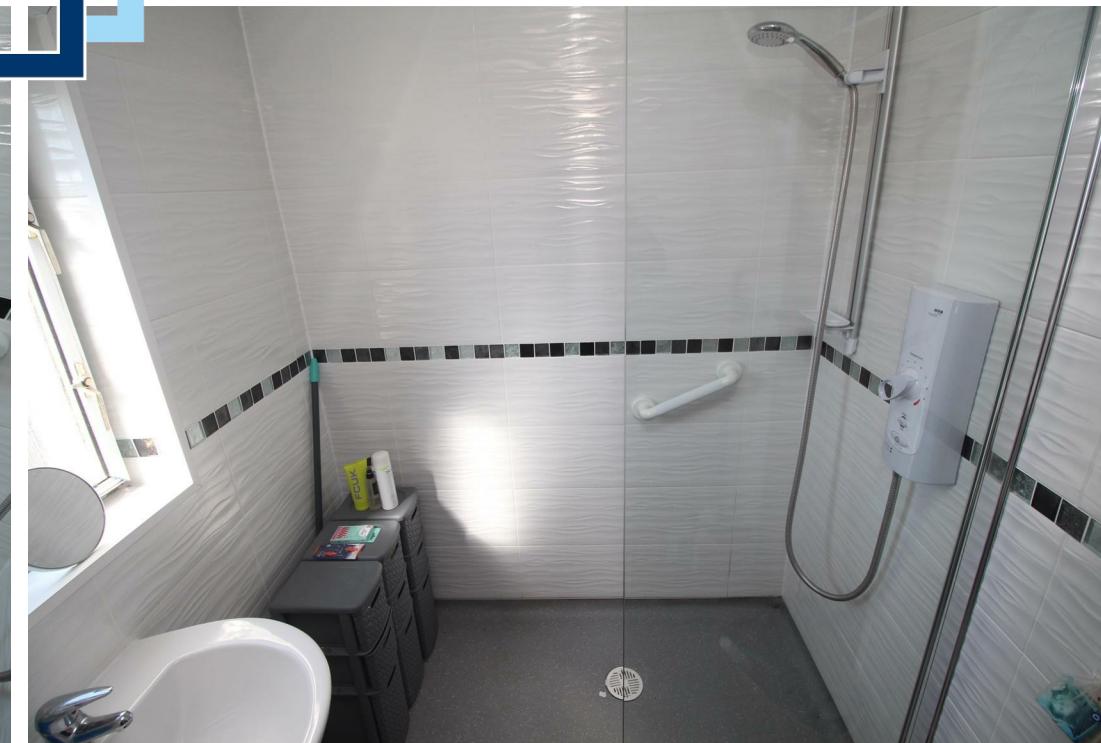


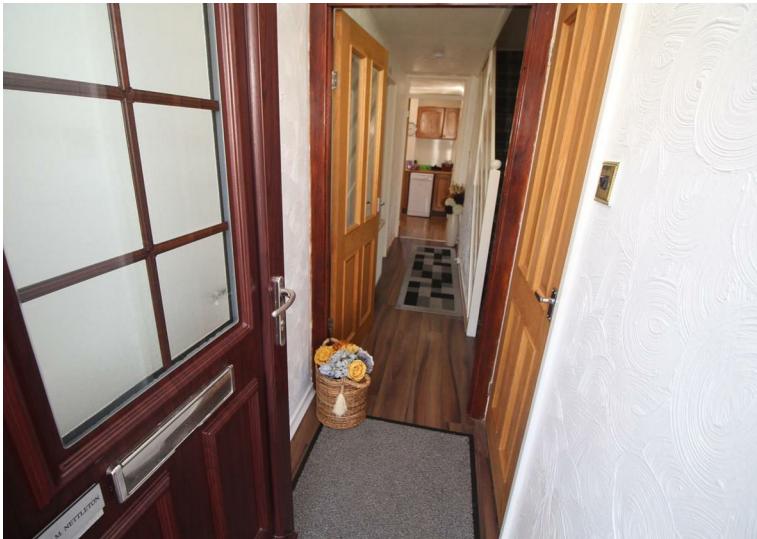
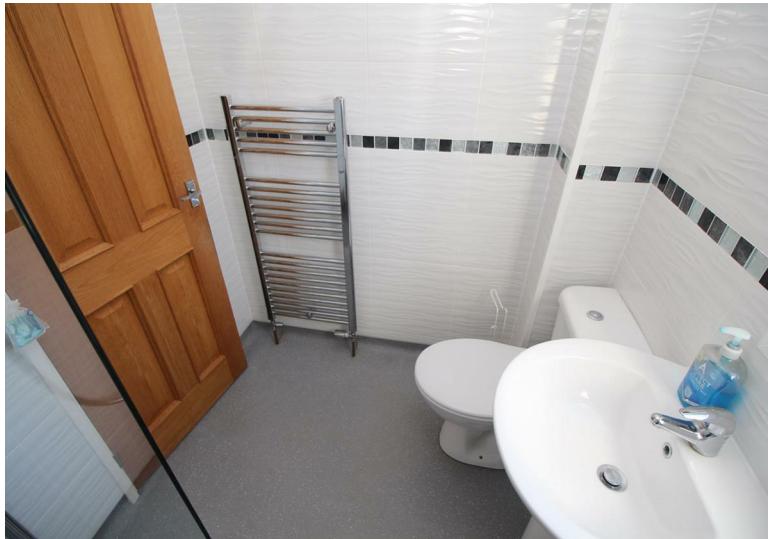
Floorplans are indicative only - not to scale  
Produced by Plushplans











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**60 West Blackhall Street  
Greenock  
Renfrewshire  
PA15 1UY**  
**t: 01475 888400**  
**e: [sales@neillclerk.co.uk](mailto:sales@neillclerk.co.uk)**  
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