



9, RODNEY ROAD, GOUROCK, PA19 1XG



 neillclerk
ESTATE AGENTS



Description

Occupying a highly desirable address this two/three bedroom traditional DETACHED BUNGALOW enjoys a corner setting with views beyond surrounding homes towards the River Clyde and Argyllshire hills. There is a garage and gated driveway which are accessed from Argyle Road situated next to the house. A degree of upgrading/modernisation. Specification includes: electric heating and double glazing.

The floored and lined loft is accessed by a metal pull down ladder. A landing area within the loft offers access to the eaves, inbuilt cupboard and leads to two loft rooms with "Velux" windows. There is development potential to convert the loft to form additional living space, subject to requisite permissions being granted.

The property is set within enclosed mature gardens which feature lawned plots and a selection of shrubs. There is a cellar and useful store to the side of the house. Lies close to local schooling, the Darroch Park and is convenient for transport facilities.

Accommodation comprises: Entrance Vestibule which is reached by double timber doors and in turn leads by further single glazed door to the Hallway. There is a front facing Lounge with three light bay window, timber fireplace with tiled inset. The 3rd Bedroom/Dining Room features a three light bay window and timber fireplace. The Kitchen overlooks the rear garden with a basic range of fitted units, pantry cupboard with side window and Side Vestibule.

There are two further double Bedrooms with rear facing windows. The 1st Bedroom offers a tiled fireplace. There is a Shower Room with side window plus three piece suite offering: pedestal wash hand basin, wc and double sized shower cubicle with "Mira" shower.

Early inspection is recommended for this rare opportunity to purchase a detached home in this sought after location. EPC = E

Measurements

Entrance Vestibule

Hallway

Lounge

4.42m x 4.37m (14'6 x 14'4)

Dining Room / Bedroom 3

Kitchen

2.74m x 2.59m (9'0 x 8'6)

Side Vestibule

Bedroom 1

3.35m x 4.27m (11'0 x 14'0)

Bedroom 2

3.02m x 3.12m (9'11 x 10'3)

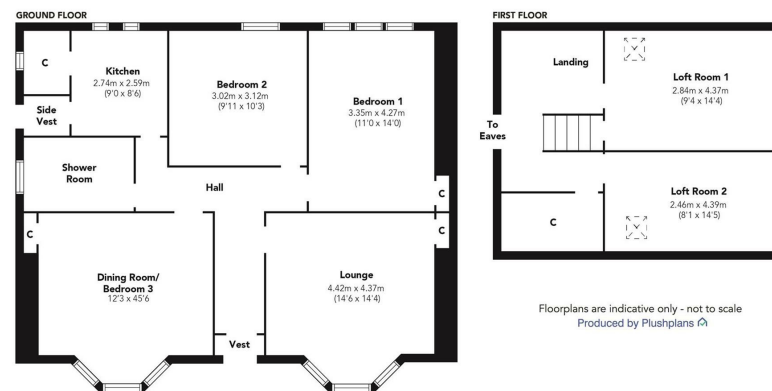
Shower Room

Loft front room

2.46m x 4.39m (8'1 x 14'5)

Loft rear room

2.84m x 4.37m (9'4 x 14'4)













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.

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



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)