



3, GARVIE AVENUE, GOUROCK, PA19 1YL



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ESTATE AGENTS





Description

Enjoying a desirable address this extended three bedroom SEMI DETACHED BUNGALOW offers an ideal family home set over three levels. Impressive rear views over Gourock to River Clyde, Rosneath Peninsula and Argyllshire hills beyond. Spacious enclosed rear garden is perfect space for relaxing with family and friends on summer days. A paved patio area leads to a deck with steps to a further lower lawned plot with 2nd patio. The south facing front garden features a paved patio.

Close to local secondary schooling, the Darroch Park and is convenient for transport facilities. Specification includes: gas central heating to the entrance and lower floor and double glazing.

Accommodation comprises: Entrance Vestibule by UPVC double glazed door with further single glazed door to the Hall. There is a bay windowed front facing Lounge with marble fireplace, inset electric fire and alcove. The Family/ Dining Room overlooks the rear garden with views continuing towards the River Clyde. Two double sized Bedrooms are located on the entrance floor. There is a family Bathroom with two side windows, plus a three piece suite offering: vanity wash hand basin within oak style unit, shower bath with "Triton" shower, mixer shower and wc. A separate WC Compartment with side window includes a semi pedestal wash hand basin and wc. Both rooms feature quality wall and floor tiling.

Stairs lead down to the Lower Landing with access to the basement cellar which is where the boiler is located and there is plumbing for a washing machine. The Dining Kitchen with windows to the side and rear plus French doors to the garden. There are oak style fitted units, black/marble style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, range cooker, integrated dishwasher, fridge and freezer.

Stairs to the Upper Landing leading to spacious 3rd Bedroom with two "Velux" windows. The useful Boxroom could be a home office.

Must be seen. EPC = D.



Measurements

Entrance Vestibule

Hallway

Lounge

3.84m x 3.86m (12'7 x 12'8)

Family Room / Dining Room

3.68m x 3.84m (12'1 x 12'7)

Bedroom 1

3.23m x 3.86m (10'7 x 12'8)

Bedroom 2

2.67m x 3.00m (8'9 x 9'10)

WC Compartment

Bathroom

Lower Landing

Dining Kitchen

3.84m x 3.61m (12'7 x 11'10)

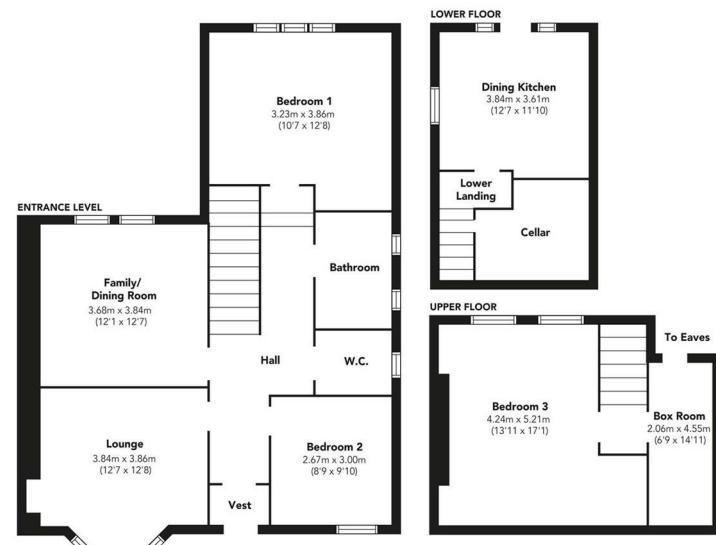
Upper Landing

Bedroom 3

4.24m x 5.21m (13'11 x 17'1)

Boxroom

2.06m x 4.55m (6'9 x 14'11)













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.

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