



46, CLOCH ROAD, GOUROCK, PA19 1AT



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## Description

This three bedroom DETACHED BUNGALOW occupies a prime waterfront location near McInroy's Point offering an excellent family home in one of Gourock's most sought after addresses. Superb views extend over the River Clyde to Hunter's Quay, the Holy Loch, continuing to Loch Long and Kilcreggan with the Argyllshire hills forming an impressive backdrop. Ideally placed to enjoy summer sunsets over Argyll in the west. There is potential to develop the loft area to form additional accommodation, subject to permissions being granted.

Essential off street parking with driveway for three cars. New gates were fitted in 2022. Extensive rear garden continues into adjoining mature woodland with generous sized lawned plot and two paved patio areas perfect for relaxing on summer days and evenings. A timber shed provides useful storage. Lawned front garden with paved area next to the entrance door.

Specification includes: double glazing and gas central heating with new boiler installed in 2019. Convenient for local bus service and the ferry to Argyll is just a minute away.

Apartments comprise: Entrance Vestibule by double timber door with tiled floor. A double glazed door leads to the welcoming Hallway with archway and hatch to the loft. The front facing airy Lounge features a three light box bay window formation with enviable river views, stone fireplace plus a shelved alcove. There is a rear facing Kitchen with fitted units, marble effect work surfaces and wall tiling. Appliances include: electric cooker, fridge freezer, washing machine and dishwasher. A UPVC double glazed door leads to the garden.

There are three double Bedrooms. Bedroom 1 benefits from fitted furniture. The 2nd bedroom features sliding patio doors to garden. There is a quality refitted Shower Room with rear window and 3 piece suite comprising: vanity wash hand basin, wc and double sized shower cubicle plus wall tiling and heated towel rail.

Viewing essential for this waterfront home. EPC = D



## Measurements

Entrance Vestibule

Hallway

Lounge

4.19m x 4.42m (13'9 x 14'6)

Kitchen

3.43m x 3.81m (11'3 x 12'6)

Bedroom 1

4.39m x 4.22m (14'5 x 13'10)

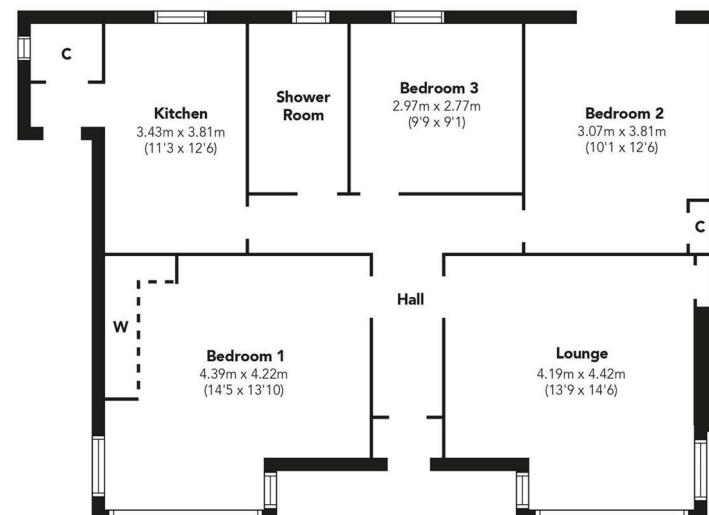
Bedroom 2

3.07m x 3.81m (10'1 x 12'6)

Bedroom 3

2.97m x 2.77m (9'9 x 9'1)

Shower Room



Floorplans are indicative only - not to scale

Produced by Plushplans











#### 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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