



25, AILSA ROAD, GOUROCK, PA19 1DU



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ESTATE AGENTS





## Description

\*Relisted due to initial offer failing to conclude missives\* Occupying a popular location within the sought after Midton area this three bedroom SEMI DETACHED VILLA is an ideal family home. A degree of upgrading and modernisation is required which is reflected in the asking price. A monoblock driveway provides off street parking for two cars

Gardens extend to the front and rear. The front garden offers a pebbled plot. The rear garden is enclosed by fencing / shrubs and features a spacious paved patio Specification includes: double glazing and gas central heating with new boiler installed in December 2021.

Family apartments comprise: Entrance Vestibule by UPVC double glazed door with inbuilt cupboard. The Hallway offers a further inbuilt cupboard. There is a bright front facing bay windowed Lounge with alcove and fylimestone fireplace and inset electric fire. The Kitchen overlooks the rear garden with basic fitted units. The Rear Vestibule benefits from four inbuilt cupboards offering generous storage and single glazed door which leads to the rear garden. There is a downstairs Bathroom with rear window, plus basic three piece suite comprising: wash hand basin, wc and bath with "Mira" shower.

Stairs lead to the Upper Landing with inbuilt cupboard, front window and hatch to the loft. There are three double sized Bedrooms perfect for families.

Early viewing is highly recommended for this family home. EPC = C.



## Measurements

Entrance Vestibule

Hallway

Lounge

4.32m x 4.22m (14'2 x 13'10)

Kitchen

2.77m x 3.18m (9'1 x 10'5)

Rear Vestibule

Upper Landing

Bedroom 1

3.63m x 4.32m (11'11 x 14'2)

Bedroom 2

2.90m x 3.89m (9'6 x 12'9)

Bedroom 3

2.74m x 3.58m (9'0 x 11'9)











## 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?**

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### **Require a solicitor?**

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### **Agents Notes:**

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