



*Brian Harkins
Estate Agents*

64 WEYMOUTH CRESCENT, GOUROCK, PA19 1HS

OFFERS OVER £260,000

C/TAX BAND: E

4 BEDROOM HOUSE - DETACHED

EPC

This truly impressive Four Bedroom EXTENDED DETACHED VILLA is situated in the well-established Arran View development. This is a beautifully presented home throughout with large enclosed rear garden and driveway.

The accommodation comprises Welcoming Reception Hallway. Bright and Stylish Lounge with Media Wall and Double doors into Dining Room with Patio door onto rear garden, Study/TV Room and Downstairs WC.

This home contains a large open- plan Breakfasting Kitchen area with the Kitchen comprising Range Gas Hob, Stainless Steel Chimney Extractor Hood, Wall mounted Double Oven, ample storage in both floor and wall mounted units. Breakfast Bar, Laminate flooring throughout, French Doors onto rear enclosed garden.

On the upper landing the Master Bedroom has mirrored fitted wardrobes, En-suite shower room with two-piece suite and shower cubicle with Mixer shower, Wet wall throughout. Laminate flooring throughout this floor.

Further two Bedrooms all containing mirrored fitted wardrobes and Fourth Bedroom to front of property.

Family Luxury Bathroom with three-piece wall hung vanity suite, Jacuzzi Bath, Wet wall panels throughout, Heated Towel Rail.

Driveway and Large Rear Enclosed Garden with Decking Patio.

Immediate viewing is required to fully appreciate the accommodation on offer and to see the high finished specification throughout.

Lounge
13'7" x 12'2" (4.16 x 3.72)



Dining Room
10'9" x 7'6" (3.29 x 2.31)



Kitchen
15'5" x 10'9" (4.71 x 3.29)



Study/Tv Room
9'8" x 6'10" (2.97 x 2.09)



WC
3'9" x 2'10" (1.16 x 0.88)



Master Bedroom
18'2" x 6'9" (5.55 x 2.07)



Ensuite
6'9" x 5'8" (2.07 x 1.75)



Bedroom 2
13'0" x 7'9" (3.98 x 2.37)



Bathroom
5'11" x 5'10" (1.81 x 1.79)



Bedroom 1
9'0" x 8'9" (2.76 x 2.69)



Bedroom 3
10'0" x 7'1" (3.06 x 2.17)



Bedroom 1
9'0" x 8'9" (2.76 x 2.69)

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81 plus) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC

We enclose this information as part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to

