



O'Neill Clerk  
FOR SALE  
01475 888400

5, ARGYLE ROAD, GOUROCK, PA19 1XQ







## Description

Occupying a desirable location near Clydeview Academy this beautifully presented, extended three bedroom, three public room SEMI DETACHED VILLA offers a perfect family home. Enjoys front views beyond surrounding properties over Gourrock to the River Clyde, Rosneath Peninsula with Argyllshire hills beyond. Monoblock driveway offering space for one car leads to garage with remote e/door plus light, power and water are installed. A rear door from the garage leads directly to the garden. Development potential may exist to convert the garage to create additional accommodation, subject to requisite permissions being granted.

The property is set within landscaped gardens. The front garden offers a pebbled plot. The south facing terraced rear garden features a selection of plants/shrubs, paved patio, pebbled areas, lawn and timber shed. Specification includes: gas central heating and double glazing. The loft is partially floored and accessed by pull down ladder.

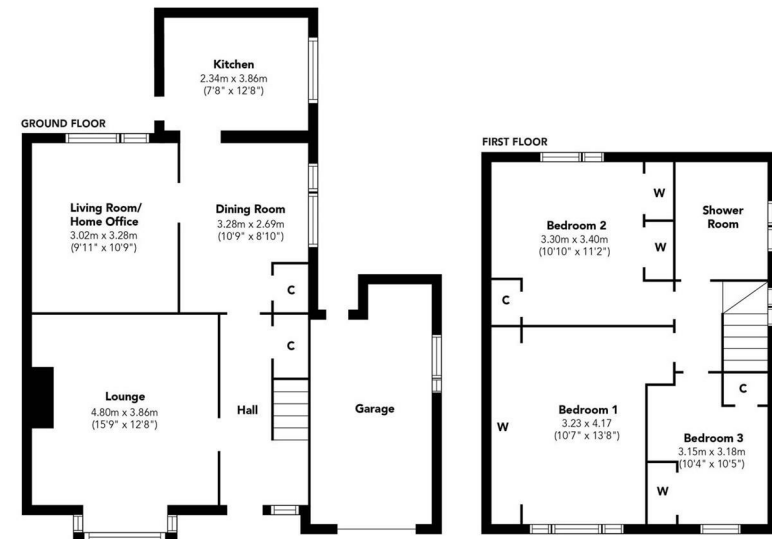
Stylish accommodation comprises: welcoming Hallway by UPVC double glazed door and understair cupboard. The front facing Lounge with box bay window benefits from a marble fireplace and inset electric fire. There is a Dining Room with side window, plus archway leading to Living Room/Home Office with window overlooking the rear garden. The luxury Kitchen has a side window and door to garden. There is a range of quality high gloss grey units and beech style work surfaces. Appliances include: extractor hood, electric ceramic hob, oven, integrated fridge/freezer, dishwasher and washing machine.

Stairs lead to the Upper Landing with side window and hatch to the loft. There are two double sized Bedrooms and 3rd single Bedroom all with quality fitted furniture / wardrobes. The luxury Shower Room features a side window with suite offering: pedestal wash hand basin, wc and double sized shower cubicle. Specification includes: wall and floor tiling, plus chrome heated towel rail.

Must be viewed. EPC = D

## Measurements

Hallway
Lounge 4.80m x 3.86m (15'9" x 12'8")
Dining Room 3.28m x 2.69m (10'9" x 8'10")
Living Room / Home Office 3.02m x 3.28m (9'11" x 10'9")
Kitchen 2.34m x 3.86m (7'8" x 12'8")
Upper Landing
Bedroom 1 3.23 x 4.17 (10'7" x 13'8")
Bedroom 2 3.30m x 3.40m (10'10" x 11'2")
Bedroom 3 3.15m x 3.18m (10'4" x 10'5")
Shower Room



Floorplans are indicative only - not to scale  
Produced by Plushplans





















The  
next  
step..



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