



9, DUTHIE ROAD, GOUROCK, PA19 1XS



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ESTATE AGENTS



# Description

Offering an excellent family home this extended four bedroom, two public room SEMI DETACHED BUNGALOW lies within a highly sought after location. A particular feature is the spacious enclosed south facing terraced rear garden featuring a generous sized paved patio, lawned plots, shed and greenhouse. The garden is a perfect space for relaxing on summer days. Impressive views extend over Gourock towards the Pierhead and River Clyde with the hills beyond. There is a monoblock driveway providing off street parking.

Specification includes: double glazing and gas central heating. We are advised the property was reroofed in 2023. Conveniently located for local schooling and the Cardwell Bay area is a short walk away.

Superb accommodation comprises: Entrance Vestibule by double glazed UPVC door with tiled floor leads to the Hallway. There is a bright front facing Lounge with box bay window. The Family Room/Dining Room benefits from French doors which lead to the garden. There is a quality fitted Kitchen which is perfect for family living featuring soft cream units, oak effect work surfaces and splashback tiling. Appliances comprise: stainless steel chimney extractor hood, gas hob, electric oven, integrated dishwasher and fridge/freezer. A Side Porch with UPVC door leads to the garden.

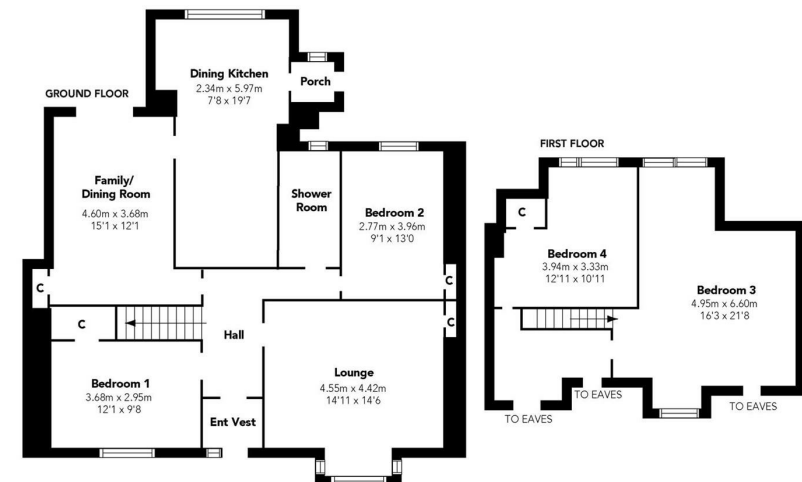
There are two double Bedrooms situated on the ground floor. The recently refitted luxury Shower Room benefits from double sized shower cubicle with chrome style shower, vanity wash hand basin set within grey high gloss unit and wc. Additional features include decorative panelled ceiling with downlighters, anthracite heated towel rail and wet wall panelling.

Stairs lead to the Upper Landing with "Velux" window which could also be used as study area. The substantial dual aspect 3rd Bedroom offers development potential to create an ensuite shower room, subject to permissions. The 4th double Bedroom overlooks the rear garden.

Viewing essential for this excellent home. EPC = D

# Measurements

Entrance Vestibule
Hallway
Lounge 4.55m x 4.42m (14'11 x 14'6)
Family/Dining Room 4.60m x 3.68m (15'1 x 12'1)
Dining Kitchen 2.34m x 5.97m (7'8 x 19'7)
Side Porch
Bedroom 1 3.68m x 2.95m (12'1 x 9'8)
Bedroom 2 2.77m x 3.96m (9'1 x 13'0)
Shower Room
Upper Landing
Bedroom 3 4.95m x 6.60m (16'3 x 21'8)
Bedroom 4 3.94m x 3.33m (12'11 x 10'11)



Floorplans are indicative only - not to scale  
Produced by Plushplans 











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