



Gourock

9 Argyle Road, Gourock, Inverclyde, PA19 1XQ

Offers Over £198,000

This seldom available semi detached villa situated in a highly desirable locale commanding enviable panoramic aspects of the Firth of Clyde & beyond from it's elevated position within the coastal town of Gourock. This superb family home offers well presented spacious & flexible accommodation. Entrance vestibule, leading to a welcoming, reception/hallway. Bright spacious lounge from which you can fully appreciate the exceptional views on offer with featured fire place. Access from lounge to separate dining room with through access to the kitchen. The modern fitted kitchen offers ample storage in the form of both base & wall mounted units & one additional walk in storage cupboard. Kitchen comes with integrated appliances extending to gas hob & electric oven. Kitchen gives access to the back vestibule which in turn gives access to the larder/utility area, large walk in storage cupboard and back garden.

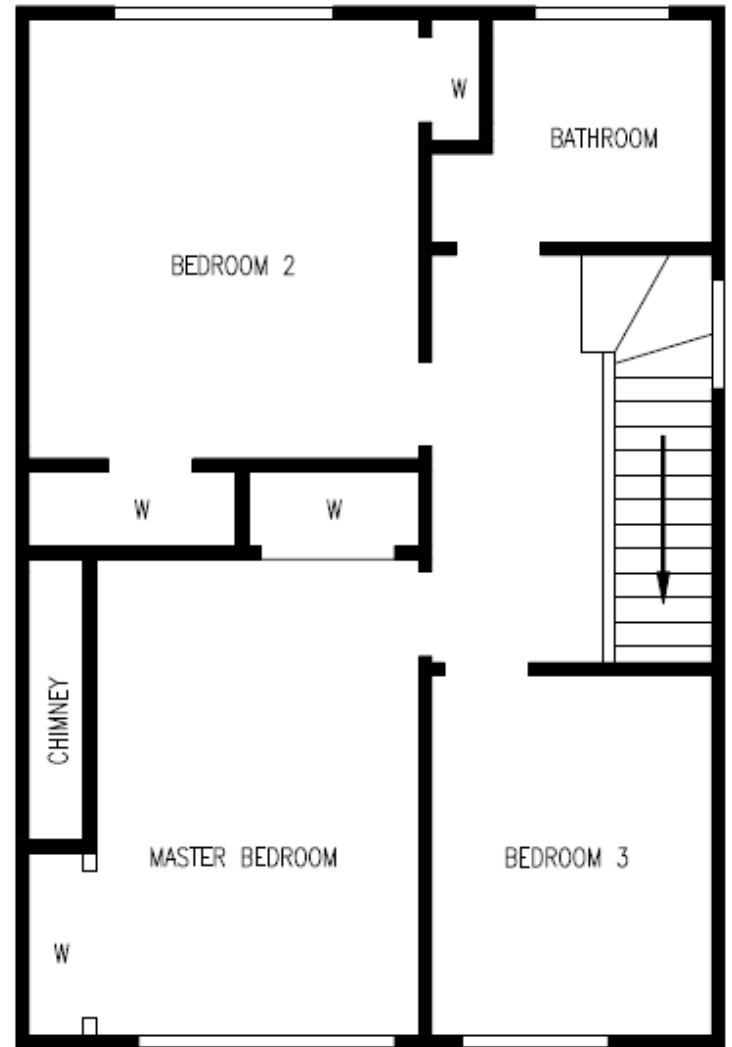
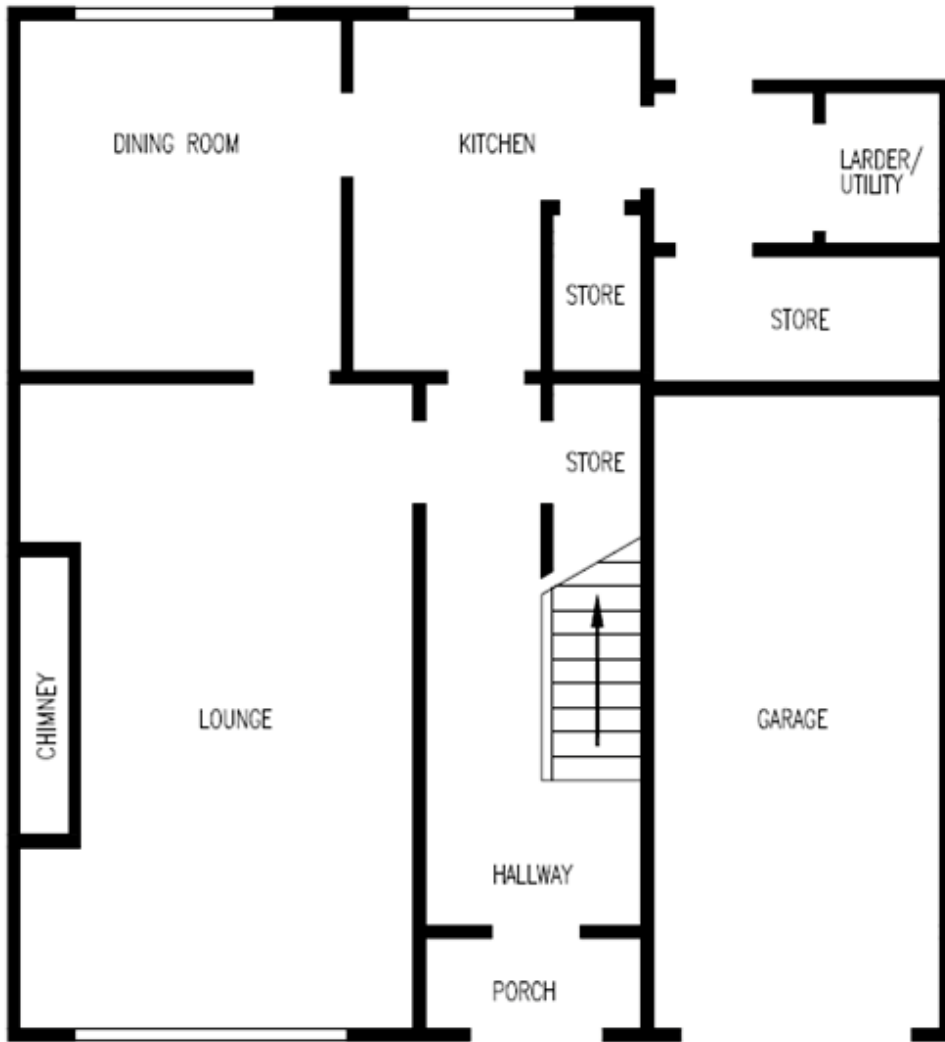
The upper level of this family home comprises of a master bedroom with two fitted wardrobes, further double bedroom with one fitted wardrobe and a shelved cupboard plus one single bedroom. The family bathroom consists of a white modern 3 piece suite with electric shower, tiled bath area & glass shower screen. Access to large floored loft area gained thru stair landing via loft hatch and integrated stair giving additional storage space.

The spec of this property includes double glazing throughout, gas central heating, newly laid driveway allowing off road parking leading to a large single garage with an automatic door. Front garden laid mainly to lawn with mature planting & extensive split level rear garden consisting of large drying green and grassed area with large patio area and two large shrub beds.

Early viewing highly recommended to fully appreciate the accommodation on offer within this sought after locale which lies in close proximity to local shopping, road, rail and ferry transport links for destination further afield. Further more this property lies within the catchment area for popular primary and secondary schooling.

Accommodation:

Porch		Back Vestibule	1.45m x 1.25m	B/Room 2	3.20m x 3.60m
Reception Hallway	2.20m x 4.75m	Larder/Utility	1.28m x 1.03m		(+c/brd, f w/drobe)
Lounge	3.35m x 5.32m	Store Cupboard	2.60m x 1.04m	B/Room 3	2.65m x 2.95m
	(at widest Point)	Bathroom	2.20m x 1.83m		
Dining Room	3.90m x 2.90m	Master B/Room	2.65m x 4.00m		
Kitchen	3.00m x 2.85m		(+ fitted f w/drobes)		





Lounge





Dining Room



Kitchen



Master Bedroom





2nd Bedroom





3rd Bedroom





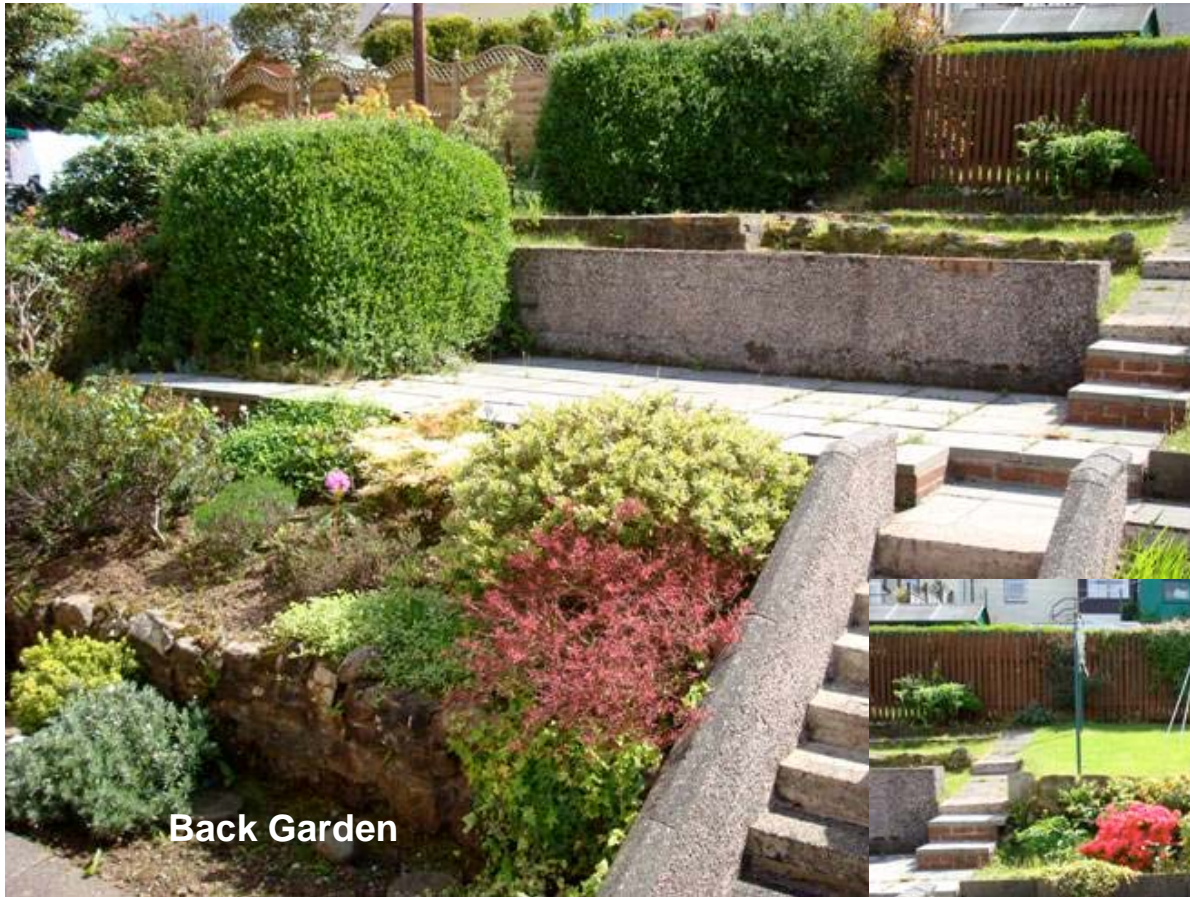
Bathroom



View



View



Back Garden





Travel Directions:

On entering Gourock continue on Cardwell Road thereafter turning left on to Manor Crescent followed by third left onto Rodney Road, followed by second left into Argyle Road where the property at number 9 is found on your right hand side.

To view this property or request more details contact Mobile No.: 07980 997097.