



6 Levanne Gardens, Gourock, Inverclyde, PA19 1AL

Light & Tastefully Presented, Spacious, Four Bedroom, End-Terrace Home with Gardens

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Property Description

Light and tastefully presented, spacious, four-bedroom, end-terrace family home, gardens and superb views to the Firth of Clyde. Positioned on a quiet end-of-cul-de-sac plot, on the outskirts of the picturesque ferry port town of Gourock, Inverclyde.

Comprises an entrance hallway, living room, dining/kitchen, four double bedrooms, an en-suite, and a shower room.

Highlights include a flexible floorplan, a balcony terrace to enjoy the epic views, a modern fitted kitchen, and modern bathrooms. In addition, there is extensive contemporary flooring, generous room sizes, multiple TV points, gas central heating and double glazing.

Externally, there is a low-maintenance synthetic turf to the front, whilst an enclosed wood-decked patio is to the rear. Positioned adjacent to the Firth of Clyde shoreline, this cul-de-sac also offers ample residential parking.

A welcoming hall affords access to the carpeted stairs leading to the upper floor and throughout the ground floor, including a convenient storage cupboard. With a dual-aspect allowing plentiful natural light, a spacious kitchen/dining room provides access to the rear wood-decked patio and features wood effect flooring continuing from the hall. Fitted units include stone effect worktops with matching upstands and a tiled surround, with appliances including a range cooker, washing machine and dishwasher. Bedrooms three and four are set to opposite aspects, similarly well-sized and finished, with light decor and a built-in wardrobe. Completing the ground floor, the shower room is fitted with a modern suite, including a large cubicle with a rainfall shower, panel splash walls and a ladder-style radiator.

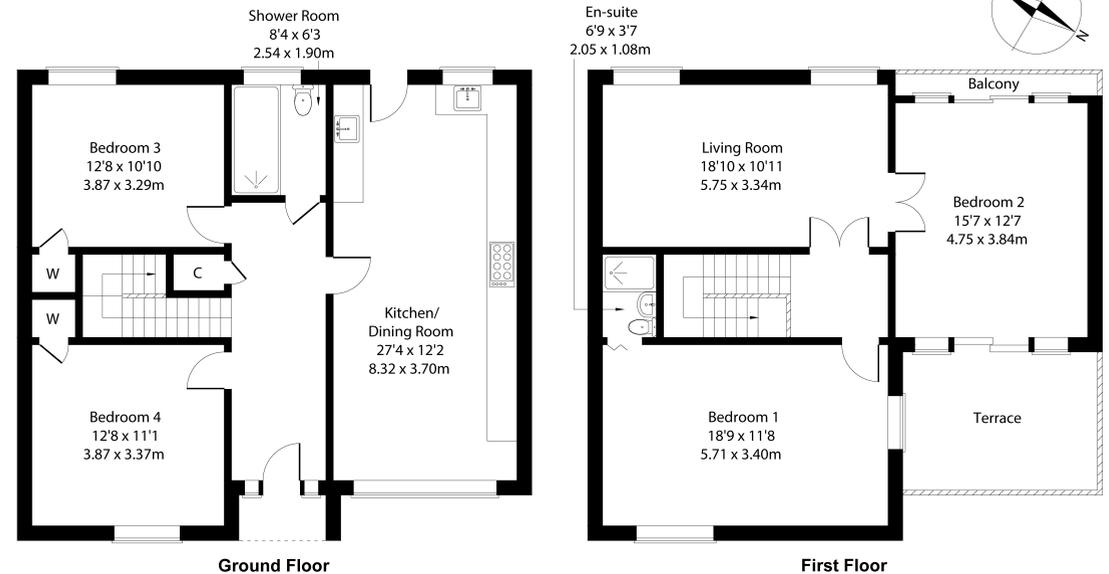
On the upper floor, the living room is finished with light decor, carpeted flooring and a wall-mount TV point. Set off the living room, bedroom two has wood effect flooring, full-height windows on both sides and access to a balcony on one side and a terrace on the other, with superb views. Completing the accommodation, the master bedroom is set to the front, with a dual aspect, carpeted flooring, light decor, and a modern en-suite shower room.

No warranty will be given with any of the appliances included in the sale.

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Approximate Gross Internal Area: (1636 sq ft - 152 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Lying on the Firth of Clyde, the historic seaside town of Gourock retains a Victorian charm, with an excellent range of leisure, retail and recreational opportunities, with pleasant, waterfront walks on the doorstep. A wide range of local amenities are available in the town itself, with a number of larger supermarkets available at Greenock including a Tesco Extra, a Lidl and a Morrison. Gourock has easy and quick transport links available, with two train stations providing direct services to Glasgow

and other connections; ferry services to Dunoon and Kilcreggan; whilst the A8 provides road links to Glasgow and further afield; as well as schooling at all levels.





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