



1 KILLELLAN PLACE, GOUROCK, PA19 1EZ





Description

Situated within a spacious corner plot in an exclusive cul de sac this truly stunning immaculately presented five bedroom EXECUTIVE DETACHED VILLA was built by "Charles Church" who have a reputation for their design and quality and was the former show home. This spacious modern family home offers stylish living benefitting from a range of high quality finishes and traditional features including: solid oak doors, cornicing and raised ceilings. The current owners have added a sunroom which overlooks the rear garden to the adjoining countryside.

There is a lined detached double garage with side courtesy door, light, power and electric heating installed plus a generous sized monoblock driveway. The property benefits from double glazing, gas central heating with new boiler installed in 2018 and alarm system. Views extend towards the River Clyde, Strone Point and Loch Long.

There are attractive landscaped gardens ideal for relaxing with four decked areas designed to maximise the sun throughout the day, lawned plots and well stocked borders containing a wide selection of shrubs. There is a patio area situated to the front of the house which can be reached by the French doors from the study.

The highly impressive apartments comprise: Entrance Vestibule by double glazed door with side window and cloakroom cupboard. Glass panelled double doors lead to the welcoming spacious Reception Hallway with feature ornate banisters. There is a quality Plumbed Cloakroom with two piece suite comprising: pedestal wash hand basin and wc, plus wall / floor tiling and chrome style heated towel rail.

Glass panelled double doors lead from the hall to the generous sized airy dual aspect Lounge with front facing window and additional French door / window formation allowing direct access to the rear garden. This apartment also features an oak style fireplace with living flame gas fire.

The Dining Room is reached by glass panelled double doors from the hall with windows to the front and side. There is a Study with French doors to the front garden.

The Family Room has French doors to the Sun Room and is on open plan with the dining kitchen. Overlooking the rear garden the Sun Room has timber flooring and provides direct access to the garden.

There is an high specification spacious Dining Kitchen with luxury oak style units and solid granite work surfaces, splashback tiling and tiled floor. The range of quality "Siemens" appliances includes: stainless steel chimney extractor hood, electric oven, microwave and dishwasher. There is a "Baumatic" range style cooker. The Utility Room features fitted oak style units, granite effect work and splashback tiling. Appliances include: "Siemens" tumble dryer and "Beko" washing machine. A door gives access to the garden.

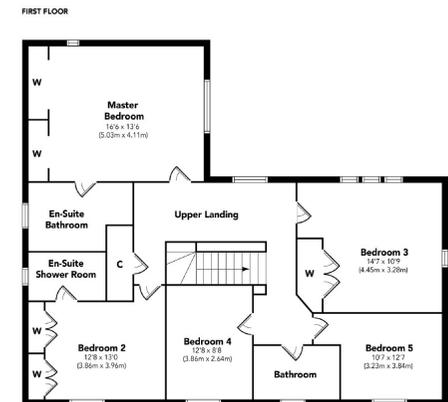
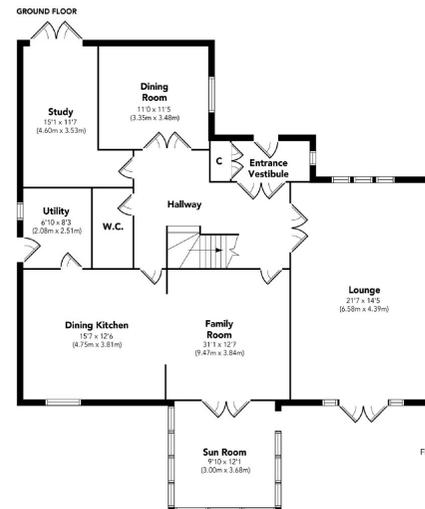
Stairs lead to the Upper Landing with front window, inbuilt cupboard and hatch to loft. The generous sized Master Bedroom has windows to the front and side, plus offers extensive storage within the two double fitted wardrobes. There is a luxury Ensuite Bathroom with pedestal wash hand basin, wc, bath and double sized shower cubicle. Specification also includes: tiled floor, wall tiling, chrome style heated towel rail and side window. The 2nd double Bedroom also benefits from two fitted wardrobes. An Ensuite Shower Room comprises: pedestal wash hand basin, wc and double sized shower cubicle, plus tiled floor, wall tiling and chrome style heated towel rail.

There are three further double sized Bedrooms. The 3rd bedroom features views towards the River Clyde and benefits from a fitted wardrobe. There is a luxury family Bathroom with four piece suite comprising: pedestal wash hand basin, wc, bath and separate shower cubicle. Specification includes: tiled floor, wall tiling and chrome style heated towel rail.

This stunning family home must be viewed to appreciate the high standard of spacious accommodation which is available. EPC = C

Measurements

Entrance Vestibule & Hallway	
Plumbed Cloakroom	
Lounge	21'7 x 14'5 (6.58m x 4.39m)
Dining Room	11'0 x 11'5 (3.35m x 3.48m)
Study	15'1 x 11'7 (4.60m x 3.53m)
Family Room	31'1 x 12'7 (9.47m x 3.84m)
Sun Room	9'10 x 12'1 (3.00m x 3.68m)
Dining Kitchen	15'7 x 12'6 (4.75m x 3.81m)
Utility Room	6'10 x 8'3 (2.08m x 2.51m)
Master Bedroom & Ensuite Bathroom	16'6 x 13'6 (5.03m x 4.11m)
Bedroom 2 & Ensuite Shower Room	12'8 x 13'0 (3.86m x 3.96m)
Bedroom 3	14'7 x 10'9 (4.45m x 3.28m)
Bedroom 4	12'8 x 8'8 (3.86m x 2.64m)
Bedroom 5	10'7 x 12'7 (3.23m x 3.84m)
Family Bathroom	



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