



9 NELSON ROAD, GOUROCK, PA19 1XJ





Description

Set within a desirable location this well presented two bedroom UPPER QUARTER VILLA offers a stylish family home. There is a private driveway with space for one car accessed by double gate. The private garden is enclosed by timber fencing with lawned plot, paved patio, timber shed and paved drying area. The rear facing apartments benefit from views over Gourock towards the River Clyde. Conveniently located for amenities including schooling and transport facilities.

Specification includes: double glazing and gas central heating. There is a floored and lined loft with two "Velux" windows with wardrobe storage which is reached by a fixed stair from the lounge.

Impressive accommodation comprises: Entrance Stair by UPVC double glazed door leads to the Hallway with side window. The bright Lounge has a front facing window, glazed alcove and wood flooring. There is a quality fitted Kitchen with calvados style units, marble effect work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven and integrated dishwasher. There is a decorative panelled ceiling with downlighters and tiled floor.

There are two double sized Bedrooms both with fitted mirrored wardrobes offering useful storage. The 2nd bedroom also features an inbuilt storage cupboard. The luxury Bathroom has quality vanity wash hand basin set within white high gloss unit, bath with "Triton" shower and wc. Additional features include: wall and floor tiling, decorative panelled ceiling with downlighters and chrome style heated towel rail.

Immediate inspection essential. EPC = C.

Measurements

Entrance Stair

Hallway

Lounge

Kitchen

Bedroom 1

Bedroom 2

Bathroom

Floored & lined loft

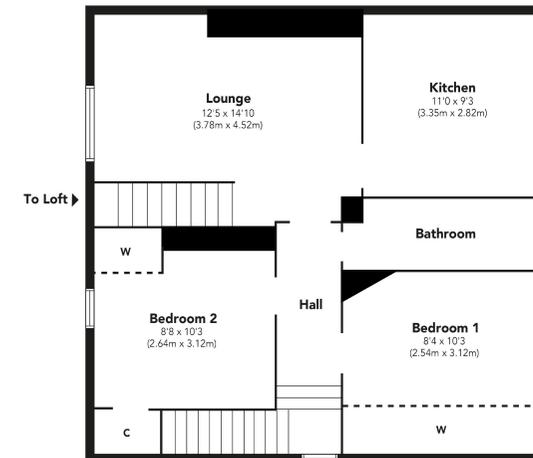
12'5 x 14'10 (3.78m x 4.52m)

11'0 x 9'3 (3.35m x 2.82m)

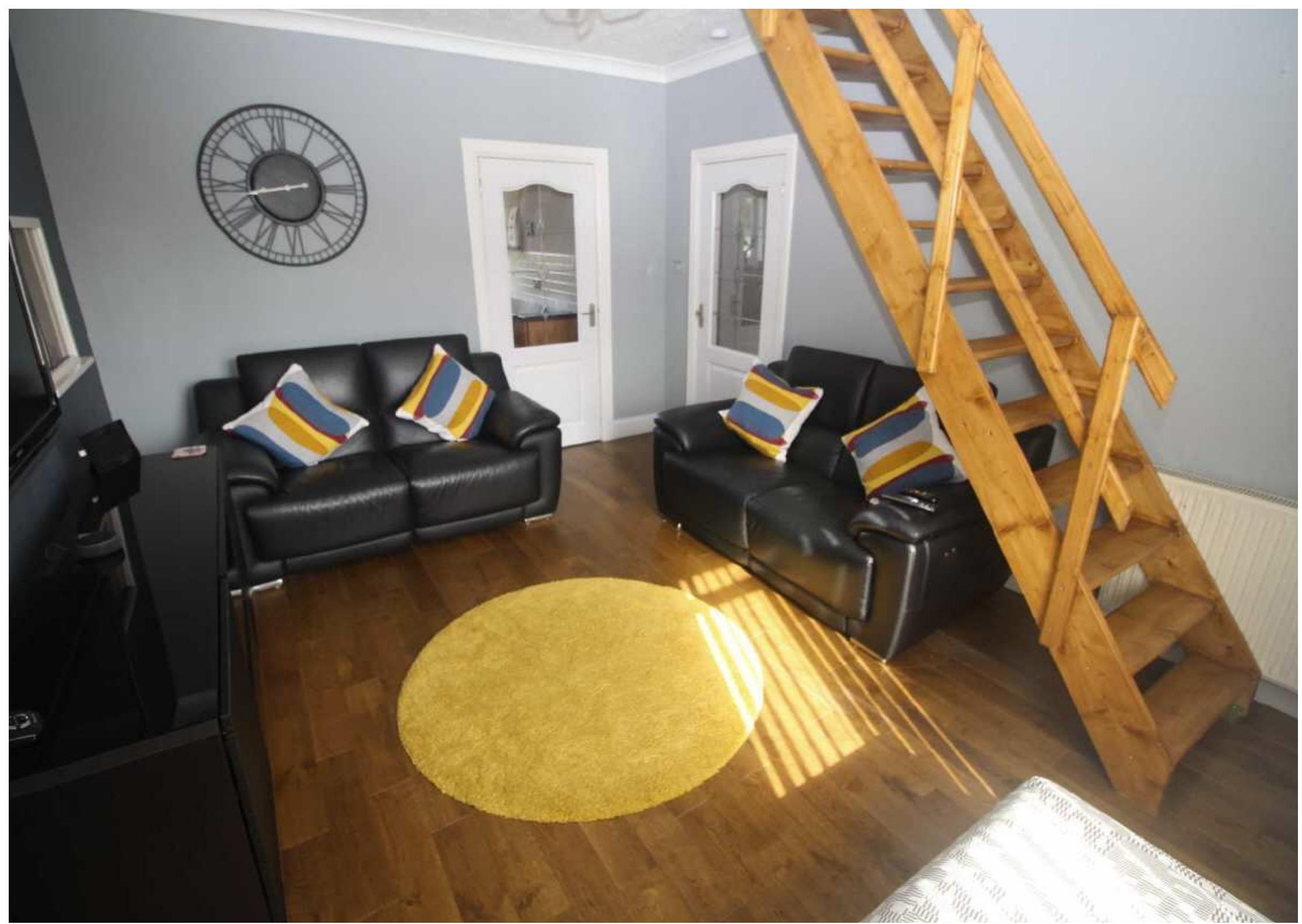
8'4 x 10'3 (2.54m x 3.12m)

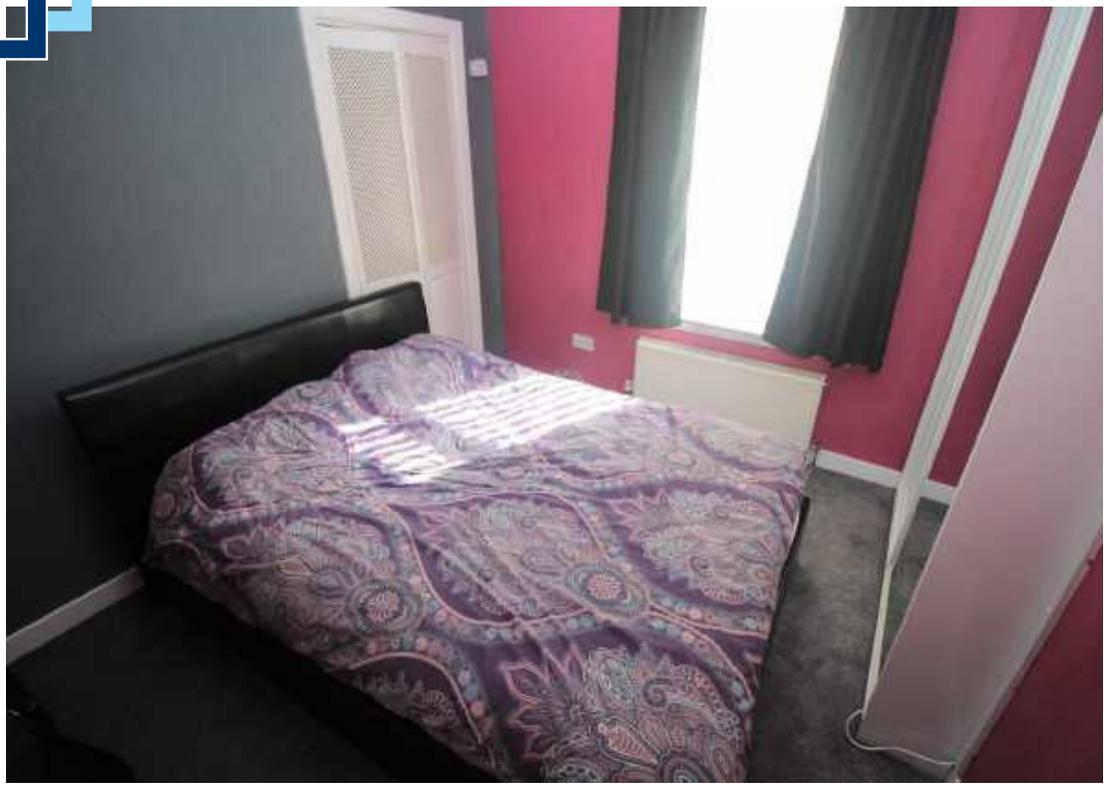
8'8 x 10'3 (2.64m x 3.12m)

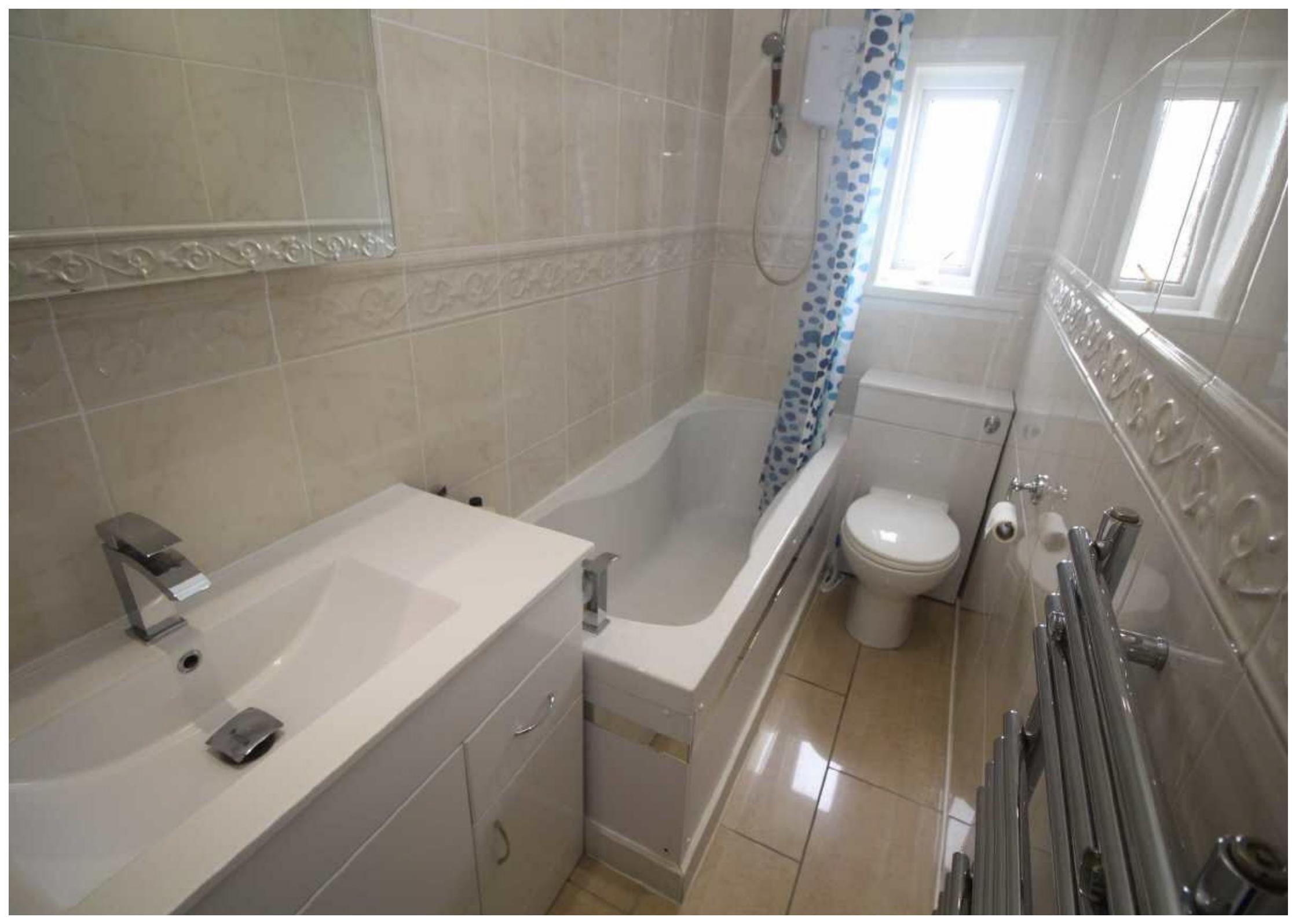
12'1 x 15'1 (3.68m x 4.60m)



Floorplans are indicative only - not to scale
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