



Offering fabulous family accommodation this SEMI-DETACHED VILLA requires internal upgrading which is reflected in the price. Located in a sought after area with private front

**51 KIRN DRIVE, GOUROCK PA19 1SS**

**Offers Over: £135,000**

Branch: 4 Cathcart Square  
Greenock, PA15 2BS  
Tel: 01475 558420  
Email: [ggurney@blair-bryden.co.uk](mailto:ggurney@blair-bryden.co.uk)



## 51 KIRN DRIVE, GOUROCK PA19 1SS

Offering fabulous family accommodation this SEMI DETACHED VILLA requires internal upgrading which is reflected in the price. Located in a sought after area with private front and rear gardens. Gas central heating and double glazing throughout.

Entrance vestibule leading to hallway which gives access to all accommodation and provides storage under the stairwell. Spacious family lounge to the front with large window allowing natural light throughout. Dining kitchen to the rear hosting a variety of wall and base units providing good storage space. Boiler housed. Rear vestibule with door leading to the back garden. The wet room contains a w.c., wash hand basin and overhead electric shower.

Carpeted stairwell to upper level. Storage cupboard and loft access.

The property benefits from three double bedrooms with all rooms comprising storage. Bedroom one is located to the rear overlooking the rear gardens and bedrooms two and three are to the front

Early viewing highly recommended.

Close to all local amenities including shopping, schooling and transport. Gourrock has a number of retail shops for everyday needs together with a number of bars and restaurants.

### ACCOMMODATION

Lounge – 4.20m(13'7")x4.02m(13'1")approx.

Dining kitchen – 3.18m(10'4")x3.17m(10'4")approx.

Shower room – 1.98m(6'4")x1.95m(6'3")approx.

Bedroom one – 4.18m(13'7")x3.17m(10'4")approx.

Bedroom two – 3.36m(11'0")x3.05m(10'0")approx.

Bedroom three – 4.04m(13'2")x2.80m(9'1")approx.

### VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558421

### ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.