



**BLAIR &  
BRYDEN**



The opportunity has arisen to purchase this wonderful DETACHED VILLA situated on Gourrock's hugely popular Cloch Road featuring picturesque views over the Firth of Clyde. Spacious driveway leading up to the garage. Private gardens with separate patio area to the side.

**25 CLOCH ROAD, GREENOCK PA19 1AD**

**Offers Over: £355,000**

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## 25 CLOCH ROAD, GREENOCK PA19 1AD

The opportunity has arisen to purchase this wonderful DETACHED VILLA situated on Gourock's hugely popular Cloch Road featuring picturesque views over the Firth of Clyde. Spacious driveway leading up to the garage. Private gardens with separate patio area to the side.

This fabulous property offers outstanding family accommodation formed over three levels. Welcoming vestibule leading to main hallway, hardwood flooring throughout. Great-sized walk in storage cupboard which has a multiple of uses. Located on this level are three good sized double bedrooms, with bedroom three including an ensuite shower room, hosting w.c., wash hand basin and shower. There is a family bathroom also located on this level, fully tiled hosting Jacuzzi bath with shower over, wash hand basin and w.c.. Stairs leading down to the garage which has been plumbed and provides storage and could possibly be used as a utility area.

Stairwell leading to upper level, half landing with door leading to rear of the property. The beautiful stain glass window is just one of the many features of the property.

The upper level, again with hard wood flooring offers the following accommodation. Fabulous family lounge tastefully decorated offering a great living area. This room also includes a balcony which has been finished with full length windows allowing unrestricted views over the Clyde. Fitted kitchen also with gorgeous views hosting a variety of wall and floor units providing ample work and storage space. The integrated appliances include the oven, hob, microwave, dishwasher and fridge-freezer. Dining room with pleasant views towards Gourock and the Clyde offering a good-sized family dining area. Also on this level is the master bedroom which is a good-sized double rooms consisting of storage. There is a Jack n Jill shower room which is accessed from the bedroom or the hallway. Fully tiled comprising w.c., wash hand basin and shower.

The property has gas central heating and double glazing throughout. Early viewing of this property is strongly recommended to appreciate the quality of the accommodation and in particular the surrounding area that this spectacular home is situated within.

Gourock has a wide range of local amenities including coffee shops, bars and restaurants. There are more extensive supermarket facilities available within Greenock. The town has established schooling at both primary and secondary levels. The mainline railway station in Gourock provides excellent services to Glasgow Central. In addition there are two nearby ferry terminals serving Dunoon. Recreational amenities in the area include several quality golf courses and minutes from the property is an outdoor heated swimming pool together with well equipped gym.

### ACCOMMODATION

#### Ground level

Bedroom two	3.57m(11'7")x3.01m(9'8")approx.
Bedroom three	4.48m(14'6")x2.23m(7'3")approx.
Ensuite	2.25m(7'3")x1.36m(4'4")approx.
Bedroom four	4.17m(13'6")x2.98m(9'7")approx.
Bathroom	2.26m(7'4")x2.04m(6'6")approx.

#### Downstairs

Garage	5.09m(16'6")x4.21m(13'8")approx.
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#### Upper level

Lounge	6.91m(22'6")x4.78m(15'6")approx.
Balcony	3.73m(12'2")x1.69m(5'5")approx.
Dining room	4.17m(13'6")x2.97m(9'7")approx.
Kitchen	3.02m(9'11")x3.14m(10'3")approx.
Master bedroom	4.19m(13'7")x2.97m(9'7")approx.
Jack n Jill shower room	2.60m(8'5")x1.21m(3'9")approx.

### VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

### ENTRY

Negotiable