



## 13 St Andrew's Drive, Gourock

Offers Over £210,000



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### Summary

This superb mid-terrace villa is formed over two levels and provides an ideal family home with stunning River Clyde views and is available to purchase through Bowman Rebecchi - The Home of Property.

With easy access to some of Inverclyde's finest schools, the property boasts three bedrooms, a large lounge, a modern kitchen, a shower room, off-road parking, a garage and rear private gardens.

Rarely available, we expect this to be very popular with a broad range of buyers so early viewing is advised.

### Features

- Home Report Available
- Sought-after Location
- Rarely Available
- Panoramic River Clyde Views
- Three Double Bedrooms
- Private Parking & Garage
- Private Gardens
- Gas Central Heating
- Double Glazing
- EPC Rating - D
- Council Tax Band - D



# 13 St Andrew's Drive, Gourock, PA19 1HY



## Property Overview

This loving family home is impressively low maintenance, featuring a delightful patio area which offers breathtaking panoramic views of the River Clyde and a staircase to the accommodation.

The welcoming reception hallway gives access to the spacious lounge, which runs the length of the property with a gas fire to ensure a warm and cosy environment for families with the bay windows creating a scenic backdrop.

Through the short hallway is a contemporary fitted kitchen with an array of sleek cream wall and base-mounted units, beautifully complemented by contrasting worktops, creating a fashionable and efficient workspace. Integrated appliances include a ceramic hob with extractor hood, electric oven/grill, dishwasher, and integrated fridge/freezer. Adjacent is a dining area and a good-sized storage cupboard which is helpful for the growing family and rear door access to the garden and garage.

On the first floor are three generously proportioned bedrooms, with the master bedroom and Bedroom Two offering the added luxury of captivating Clyde views and both boast inbuilt storage solutions.

The third single bedroom could also be used as a home office and overlooks the rear garden. The shower room features an overhead power shower and is wired to enable music to be played, alongside a W.C., and a wash-hand basin with several storage solutions.

The rear garden is tiered across three levels for a variety of activities and relaxation. The lower tier features a tiled area for easy maintenance, with steps leading up to a sociable patio area on the first tier which is perfect for socialising.

The top tier of the garden boasts a single carport and a garage with an electric roller shutter providing safe off-street parking accessible from Belleisle Place.

**A FANTASTIC LOCATION** - Gourock is a beautiful coastal town with a rich variety of shops, cafes, bars, and restaurants located approximately 28 miles west of Glasgow on Scotland's West Coast, with a residential population in excess of 10,651 persons and a core catchment population of approximately 270,000 persons.

**SCHOOL CATCHMENTS** - The subjects are within the catchment area for Moorfoot and St Ninian's Primary Schools, as well as Clydeview Academy and St Columba's High Schools.

**COUNCIL TAX BAND** - Inverclyde Council - Band D - £1,932.06 per annum as of March 2024.

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[360° Tour](#)



[Floorplan](#)

[See Website](#)



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ESTATE AGENTS

Suite 2, 32-36 Kempock Street  
Gourock, PA19 1NA

T: 01475 639000 (Option 2)  
E: [sales@bowreb.com](mailto:sales@bowreb.com)  
W: [bowmanrebecchi.com](http://bowmanrebecchi.com)

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