



## 4 Burgh Walk, Gourock

Offers Over £120,000



### Summary

**This charming End Terrace Home is located at the heart of Gourock town centre, with superb views of the River Clyde and is available to purchase through Bowman Rebecchi - The Home of Property.**

Set across two levels, 4 Burgh Walk would be an ideal purchase for first-time buyers, someone downsizing or as a buy-to-let investment property.

We expect this property to be very popular with a broad range of buyers with early viewing advised.

### Features

- Home Report Available
- Virtual Tour Available
- Popular Gourock Location
- River Clyde Views
- Rarely Available
- Two Double Bedrooms
- Town Centre Location
- Gas Central Heating
- Double Glazing
- EPC Rating - C
- Council Tax Band - B

# 4 Burgh Walk, Gourock, PA19 1PH



## Property Overview

**Rarely available, this spacious two-bedroom property is available to purchase with the option to extend to three bedrooms if required. The property needs a level of investment which has been reflected in the asking price.**

The welcoming hallway gives access to both the kitchen and lounge with a large window that floods the room with natural daylight. A small dining room is located adjacent to the lounge, with access to both the kitchen and the rear garden which is enclosed.

The kitchen area has been stripped although some of the units remain and could be altered to provide a large work and storage space with space for a washing machine, oven, and dishwasher. There is a large cloakroom for storage on both the ground and first floors, and further storage shelving available on the landing which houses the boiler.

On the upper landing are the spacious double bedrooms which overlook the rear with panoramic views towards the Battery Park, River Clyde and beyond. The modern Bathroom comprises a WC, wash hand basin, and shower cubicle, with a chrome radiator and tiled throughout. To the rear is an enclosed garden area, which would be easy to maintain with a rear gate and rotary clothes airer. Specification includes double glazing and gas central heating.

**A FANTASTIC LOCATION** - Gourock is located approximately 28 miles west of Glasgow on Scotland's West Coast, with a residential population in excess of 10,000 persons and a core catchment population of approximately 270,000 persons, all within the authority of Inverclyde Council.

Outstanding scenery is on your doorstep, with coastal walks along the Gourock on your doorstep. The unique and iconic Gourock Outdoor Pool and the gym is a 3-minute walk, with Gourock town Centre and its lively and hospitable bars, cafes and independent retailers less than 1 minute away.

**EPC** - The current rating is band C (68). The average rating for EPCs in Scotland is band D (61).

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

**COUNCIL TAX BAND** - Inverclyde Council Band B - £1,628.20 per annum as of April 2024.

**VIEWINGS** - Viewings can be arranged by appointment with Bowman Rebecchi Estate Agents.

**View Online**



**360° Tour**



**Floorplan**

**See Website**



**BOWMAN  
REBECCHI**  
The Home of Property

**BOWMAN  
REBECCHI**  
ESTATE AGENTS

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

**T: 01475 639000 (Option 2)  
E: sales@bowreb.com  
W: bowmanrebecchi.com**

**Energy Rating: D. We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order. Created: April 24.**

