



13 Ashburn Gardens, Gourock

Offers Over £440,000



2



2



1

Summary

This high-potential two-bedroom former rental property lies within the highly sought-after west end of Gourock and is available to purchase through Bowman Rebecchi - The Home of Property.

The subjects are situated on the Second Floor of Ashburn Gardens, a popular residential area adjacent to Albert Road, with the Spinnaker Hotel and Gourock Yacht Club in close proximity along the Gourock promenade.

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

Features

- Home Report Available
- Virtual Tour/Video Available
- Rarely Available Location
- High Potential
- 2x Double Bedrooms
- River Clyde Views
- Gas Central Heating/Double Glazing
- EPC Rating - Band C
- Inverclyde Council Tax - Band

Flat 2-1, 13 Ashburn Gardens, Gourock, PA19 1BT



Property Overview

This red sandstone apartment is available to purchase after long-term tenancy, offering a superb opportunity for a wide range of purchasers including first-time buyers and portfolio landlords.

Internally the property consists of a large welcoming entrance hallway and a bright and spacious lounge with feature bay windows that have views stretching across the Firth of Clyde towards Kilcreggan and Helensburgh.

The galley-style Kitchen is accessed from the lounge and has a range of base and wall-mounted units, complementary work surfaces, and an integrated oven and gas hob.

To the rear is the Master Bedroom which is a fantastic-sized double bedroom with integrated cupboards and a further storage cupboard that houses the boiler. A useful en-suite shower room and vanity unit are also accessible from the bedroom. The second bedroom overlooks the front and is again a well-proportioned double bedroom that could double up as a useful home office.

Located to the left of the entrance hall, the bathroom provides a modern three-piece bathroom suite that is fully tiled with an electric shower over the bath, a separate sink with under storage and W.C.

An additional sizeable storage cupboard is accessed via the entrance hallway, providing ample integrated storage solutions. Specification includes double glazing and gas central heating with the property benefiting from smart communal gardens and a drying green to the rear. The property benefits from ornate detailed cornicing. The character-filled communal entrance area and stairs feature an ornate bannister, glazed panels with painted scenes, and period-style wall tiling.

Residents' parking is located at the front of the property which is also centred with laid lawns and mature shrubs. Ideal for professionals and young families, this property has to be viewed to appreciate its potential.

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, all within the authority of Inverclyde Council.

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

COUNCIL TAX BAND - Inverclyde Council Band C - £1,860.80 per annum as of September 2024.

EPC - The current rating is band C (76). The average rating for EPCs in Scotland is band D (61).

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

View Online



360° Tour



Video

