



## 3 Tower Drive, Gourock, PA19

Offers Over £425,000



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### Summary

**This outstanding detached sandstone villa has undergone a stylish refurbishment to deliver a sensational family home with unrivalled views and is available to purchase through Bowman Rebecchi - The Home of Property.**

The property provides four bedrooms and three receptions, as well as private front and rear gardens and magnificent uninterrupted views over the River Clyde.

Properties of this standard and quality are rarely available and we expect viewers to be hugely impressed.

### Features

- Home Report Available
- Virtual Tour/Video Available
- Substantial Detached Property
- 4 Bedrooms
- Desirable Gourock Location
- River Clyde Views
- Gas Central Heating
- Double Glazing
- EPC Rating - Band D
- Inverclyde Council Tax - Band G



# 3 Tower Drive, Gourock, PA19 1LE



## Property Overview

**From its commanding position high above the Clyde Estuary, this attractive Victorian detached sandstone villa sits in extensive mature, private and established garden grounds and enjoys exceptional views across the River Clyde.**

The subjects have been refurbished with great care and combines a delightful mix of period features and spacious rooms together with a modern specification with a refitted kitchen and downstairs shower room.

Entry is from the foot of Tower Drive and Barrhill Road, with a path that meanders its way up to the front of the property where there is a large, level sheltered patio area which is great for alfresco dining and takes in the views. A path leads around the side of the property to the back garden which is terraced, on various levels and mainly wooded with mature trees, bushes, shrubs and plants featuring throughout.

On entering the house, an outer vestibule opens into a reception hall where a showstopping staircase ascends to the upper landing. To the front of the property is a large bay windowed lounge with great views, solid oak floor and feature fireplace. On the other side of the hall there is a separate formal dining room again with aspects across the water.

To the rear of the house, the beautifully proportioned, modern well fitted and equipped kitchen has windows to the side and rear and it features a large breakfast bar. Also on the ground floor is a beautifully refitted fully tiled modern shower room with wash hand basin, WC, underfloor heating and multiple built-in cupboards. Finally on the ground floor is a modern utility room which is plumbed in for a washing machine, from here there is a door to the back garden.

3 Tower Drive is an outstanding property and as such early viewing is highly recommended to appreciate the standard of accommodation on offer.

**TOTAL SIZE** - 176 Square Meters - 1,894 Square Feet

**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 G - £3,940.21 per annum as of November 2024.

**EPC** - The current rating is band D (61). 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

