



36 Cloch Road, Gourock, PA19

Offers Over £350,000



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Summary

This outstanding detached bungalow provides an idyllic location with superb River Clyde views and is available to purchase through Bowman Rebecchi - The Home of Property.

The property was extended in 2012 to provide three bedrooms and two bathrooms, as well as a private driveway and magnificent uninterrupted views over the River Clyde.

With huge potential, we expect this to be very popular with a broad range of buyers with early viewing advised.

Features

- Home Report Available
- Virtual Tour/Video Available
- Desirable Waterfront Property
- High Potential Detached Bungalow
- Converted Attic
- Off-Street Parking
- Gas Central Heating
- Double Glazing
- EPC Rating - Band D
- Inverclyde Council Tax - Band F

36 Cloch Road, Gourock, PA19 1AT



Property Overview

Delightfully set on Gourock's highly sought-after Cloch Road, this delightful property boasts magnificent views with an outdoor patio area and off-street mono-block parking for two vehicles.

Available after a long-term tenancy, this charming detached bungalow offers a bright and spacious layout, perfect for a wide variety of buyers seeking a home by the coast.

The flexible layout comprises a welcoming vestibule/hallway which gives access to all of the ground floor accommodation. The generous lounge to the front benefits from superb views but retains privacy from the street. Two double bedrooms are to the front and rear of the property, both generous in size and with free-standing storage solutions.

At the heart of the home is the kitchen with an abundance of worktop space and integrated appliances. The adjoining dining area is perfect for family meals and entertaining guests, with patio doors to the private seating area to enjoy the stunning views.

The family bathroom is fully tiled and includes a separate shower cubicle and bath, with a w.c, vanity storage unit and a lit mirror with a chrome radiator. A tidy utility room completes the ground floor, which includes room for a washing machine and dryer and leads to the rear gardens.

From the top level of the garden there are even more spectacular views and could be further landscaped similar to the neighbouring properties. The converted attic boasts a superb sized Master Bedroom, with further views and a useful storage room. The en-suite shower room completes the property which has further storage available around the eaves.

TOTAL SIZE - 122 Square Meters - 1,314 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 Clydeview Academy and St Columba's High Schools.

COUNCIL TAX BAND - Inverclyde Council Band F - £3,303.12 per annum as of November 2024.

EPC - The current rating is band D (63). 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

