



40b Ashton Road, Gourock, PA19

Offers Over £185,000



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Summary

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

40b Ashton Road combines timeless period features with modern comfort and flexibility, boasting three bedrooms, grand living spaces, and stunning views over the River Clyde.

An impressive property, we expect this to be highly popular and early viewing is a must.

Features

- Home Report Available
- Virtual Tour and Video Below
- Desirable Gourock Location
- Walk-In Condition
- Three Spacious Bedrooms
- On-Street Parking
- Communal Rear Gardens
- Gas Central Heating
- Double Glazing
- EPC Rating - D
- Inverclyde Council Tax Band - C

40b Ashton Road, Gourock, PA19 1BY



A STYLISH THREE BEDROOM ATTIC CONVERSION WITH STUNNING RIVER CLYDE VIEWS

Positioned on one of Gourock's most sought-after streets, this charming upper apartment combines spacious, modern living with breathtaking panoramic views over the River Clyde, offering the perfect blend of comfort, character, and convenience

Set within a traditional sandstone building, this unique property occupies the top floor and has been thoughtfully designed to maximise both space and natural light throughout. Upon entering, you are welcomed into a bright and inviting hallway which provides access to all principal apartments.

The home is immaculately presented, making it move-in ready for a variety of buyers including families, professionals, downsizers, or those seeking a scenic retreat. The accommodation features a spacious lounge with front-facing windows and an in-built dining table, showcasing uninterrupted views of the River Clyde. Adjacent is a large, fully fitted dining kitchen with ample units, worktop space, integrated appliances, and room for a dining table overlooking Victoria Road.

There are three generous bedrooms offering versatile use as bedrooms, offices, or guest rooms, alongside a modern family bathroom with a full-sized shower, WC, and wash hand basin, finished with stylish tiling.

Located in one of Gourock's most desirable residential areas, the property is within easy walking distance of the town centre, local shops, cafes, and restaurants. Excellent public transport links are close by, including bus routes and Gourock train station, providing direct connections to Glasgow and surrounding areas. The waterfront, leisure facilities, highly regarded local schools, and outdoor pursuits are also within easy reach, making this an ideal base for enjoying all that this picturesque coastal town has to offer.

A SUPERB LOCATION - Nestled on Scotland's stunning West Coast just 28 miles from Glasgow, Gourock offers the perfect blend of seaside charm, modern convenience, and excellent connectivity. With a population of over 10,000 residents and part of the wider Inverclyde catchment of approximately 270,000 people, this vibrant coastal town is an increasingly popular choice for those seeking an exceptional quality of life within commuting distance of the city.

Gourock boasts a lively town centre filled with a diverse mix of independent shops, inviting cafes, cosy bars, and popular restaurants, creating a warm and welcoming community atmosphere. The town is also home to essential amenities, including two major supermarkets - Sainsbury's in the heart of town and a modern, custom-built Co-op near picturesque Cardwell Bay - while larger retail options are just a short drive away in nearby Greenock and Port Glasgow.

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 C - £1,912.61 per annum as of August 2025.

EPC - The current rating is band D (66). 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



Floorplan



Video

