



## 13 McCallum Crescent, Gourock, PA19

Offers Over £155,000



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### Summary

**This high potential semi-detached family home offers spacious interiors within a highly regarded catchment area and is proudly presented for sale by Bowman Rebecchi – The Home of Property.**

13 McCallum is full of potential, offering versatile family living, generous private gardens and a truly sought-after Gourock location.

Early viewing is strongly recommended to appreciate the space, quality and lifestyle this beautiful property has to offer.

### Features

- Home Report Available
- Virtual Tour Available
- Rarely Available
- Private Garden
- Desirable Gourock Location
- 3 Bedrooms
- Spacious Interiors
- Gas Central Heating
- Double Glazing
- EPC Rating - D
- Council Tax Band - B

# 13 McCallum Crescent, Gourock, PA19



## A SPACIOUS FAMILY HOME WITH REAR PRIVATE GARDENS

This high potential semi-detached family home offers spacious interiors within a highly regarded catchment area and is proudly presented for sale by Bowman Rebecchi – The Home of Property.

Located within a well-established residential area of Gourock, this three-bedroom semi-detached property presents an excellent opportunity for buyers seeking a home to modernise and add value. With generous room sizes and substantial outdoor space, the property offers fantastic potential to create a comfortable family home tailored to individual tastes.

The accommodation is arranged over two levels. On the ground floor, the property comprises a bright living area alongside a practical shower wet room. There is also the added benefit of a small internal store, providing useful storage space rarely found in properties of this style. While the interior would benefit from upgrading and modernisation throughout, it offers a solid and flexible layout with scope for reconfiguration.

On the upper floor, there are three well-proportioned bedrooms, making the property ideal for families, home working, or guest accommodation. The upper-level layout provides a clear separation between living and sleeping space. Externally, the home enjoys a private front garden, while to the rear there is an extensive garden which is a key feature of the property. The rear garden offers exceptional potential for landscaping, outdoor entertaining, or future extension, subject to the relevant planning consents.

**A FANTASTIC LOCATION** - With stunning views, Gourock sits proudly on the south bank of the Firth of Clyde, just 28 miles west of Glasgow, and provides a scenic gateway to the best that Scotland can offer. With its famous outdoor heated pool and variety of traditionally owned shops, Gourock has plenty to enjoy with warm hospitality from the locals. The town has a rich history, including Castle Levan, a fortified tower house dating from the 14th century. Gourock Golf Club and its indoor development studio and the Royal Gourock Yacht Club are both popular with other landmarks including Castle Mansions and St John's Church, whose distinctive steeple dominates the skyline over Gourock.

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

**COUNCIL TAX BAND** - Inverclyde Council - Band B - £1,673.54 per annum as of February 2026.

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

[View Online](#)



[360° Tour](#)



[Floorplan](#)



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