

9a Ashton Terrace

GOUROCK, INVERCLYDE, PA19 1BX



A BEAUTIFUL AND UTTERLY CAPTIVATING THREE-BEDROOM CONTEMPORARY UPPER VILLA



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to offer to the market this beautiful and utterly captivating three-bedroom contemporary, upper villa conversion with elevated views stretching across the Firth of Clyde to the Mountains of Argyll and the Scottish Highlands. This exceptional property has been decorated and upgraded to an impeccable standard and clearly defines modern, yet traditional living in Inverclyde. Inside this stunning apartment, you will find an exceptional design on an inspired layout of free-flowing space, which will suit any purchaser, and has been meticulously designed to create a spacious, low-maintenance apartment that oozes modern living.

You enter the property via a double glazed entrance vestibule and a welcoming, stylish split level hallway thereafter, which allows access to all living space.

The formal lounge is very generous in size and is flooded with natural light from the bay window to the front aspect, also offering a spectacular outlook. The feature fire and surround gives the room a real cosy feel and is the perfect ambience to unwind in.

The Property







The stunning dining kitchen, which will be any budding chef's dream, has a range of floor and wall mounted units, with a contrasting worktop to create a modern and functional cooking space, as well as a host of integrated appliances. It is easy to imagine the evenings of fine dining this zone has played host to.







Journeying into the three bedrooms, the crisp and contemporary styling continues. All of the rooms are bright and airy and offer a plethora of furniture layouts. The third bedroom has been transformed into an office but can be utilised to meet each individual purchaser's needs and requirements.





Bedroom 2





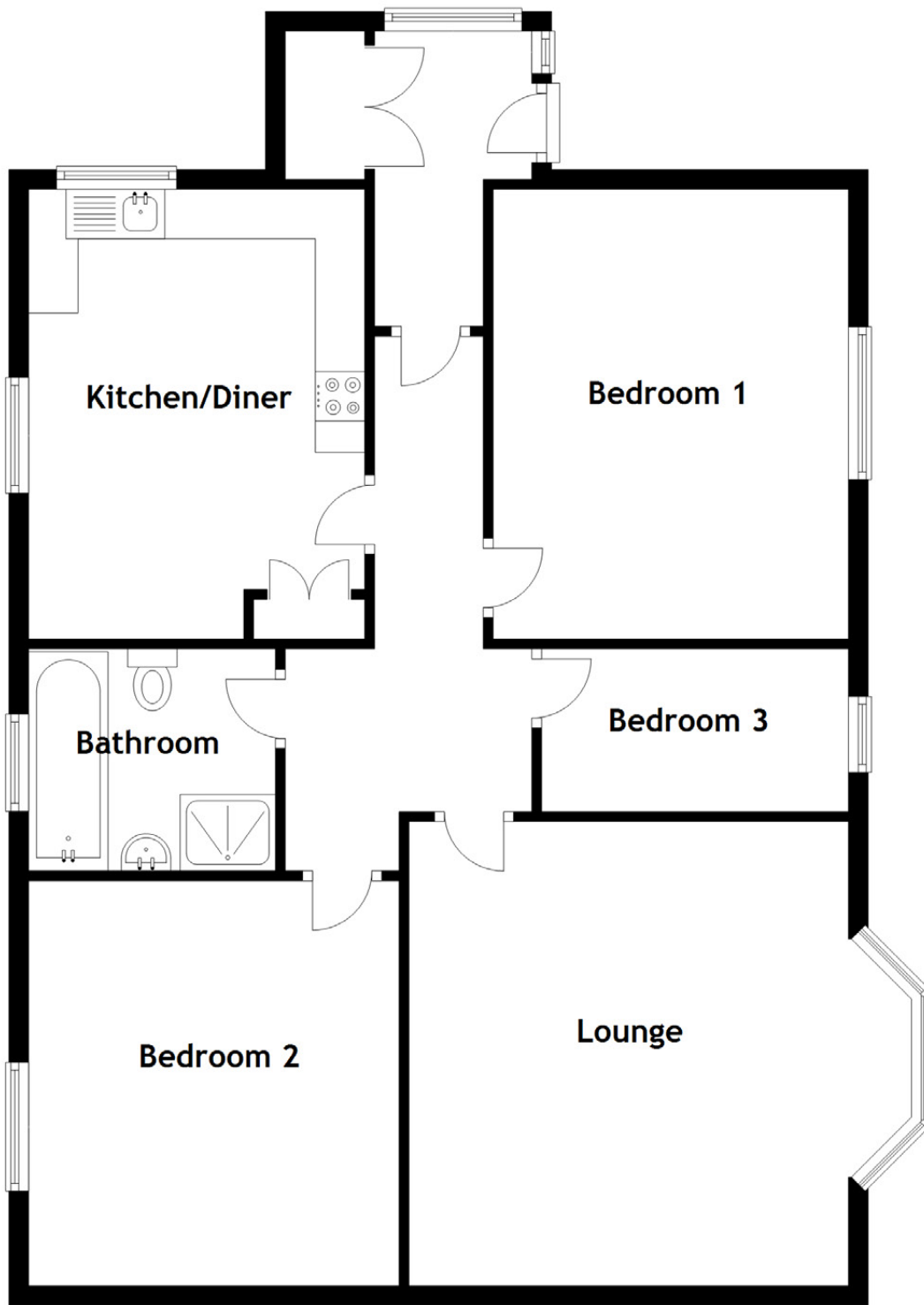
Bedroom 3



The family bathroom suite, which has been beautifully designed to ooze luxury, with a separate shower and bath, provides the ultimate space to relax and soak after a long day.







Approximate Dimensions

(Taken from the widest point)

Lounge	5.50m (18'1") x 4.70m (15'5")	Bathroom	2.50m (8'2") x 2.25m (7'4")
Kitchen/Diner	4.55m (14'11") x 3.40m (11'2")	Gross internal floor area (m ²): 99m ²	
Bedroom 1	4.55m (14'11") x 3.60m (11'10")	EPC Rating: D	
Bedroom 2	4.10m (13'5") x 3.75m (12'4")		
Bedroom 3	3.10m (10'2") x 1.65m (5'5")		

There is a large loft space, which is currently used for storage and potentially convertible for extension (subject to the necessary permissions). Gas central heating and double glazing is installed for additional comfort. .

The large private decked terrace to the side, which will be popular with all members of the family is a real sun trap. There is an additional garden to the front across the parking area. Ample secure parking with private gate access is shared with neighbouring property below.

Some properties tick all the boxes and we believe this is certainly one of them.



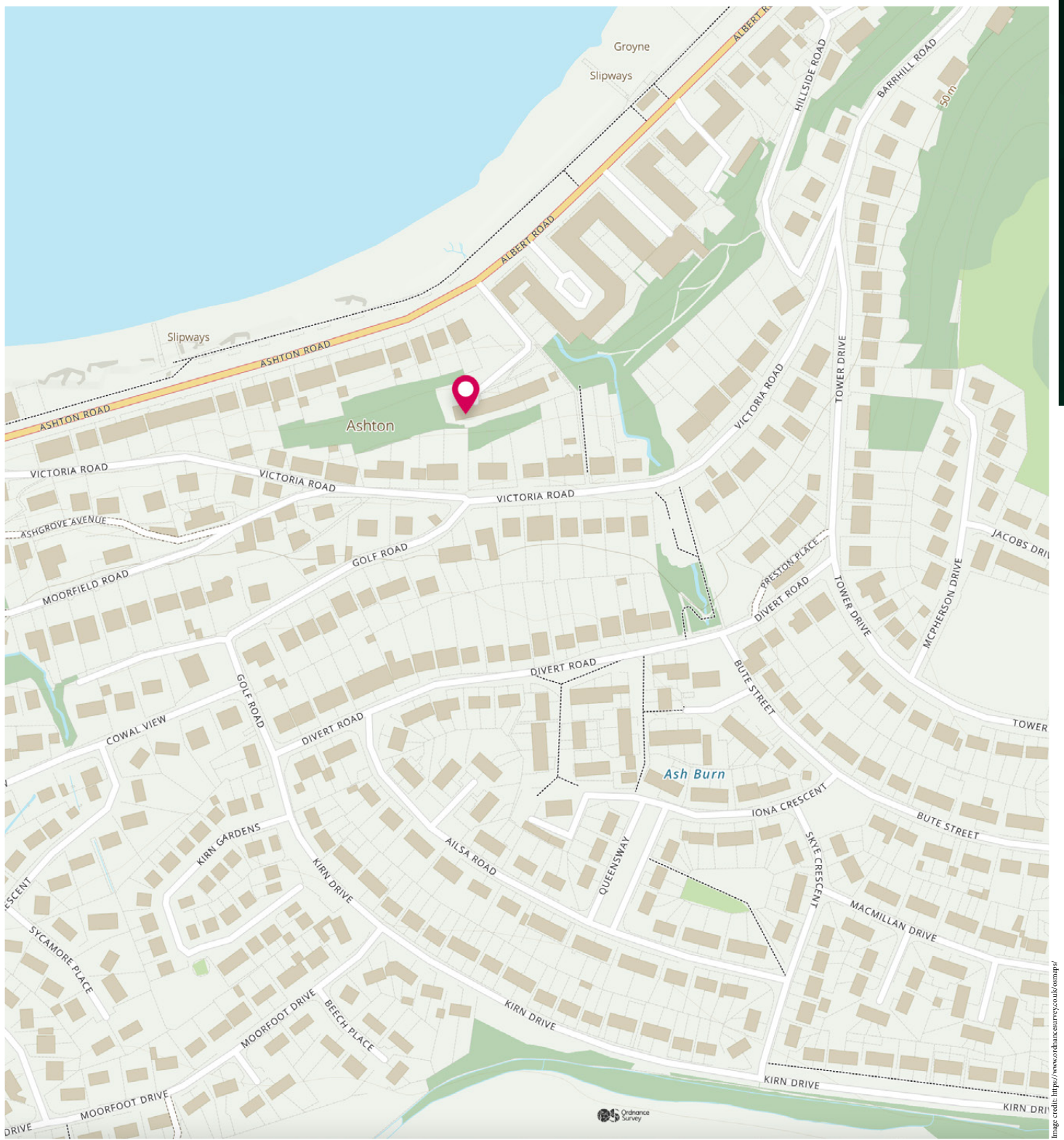




Ashton Terrace is in a fantastic setting close to Gourock town centre in the heart of Inverclyde, with its unrivalled beauty and broad coastal reaches of the River Clyde. Greenock, Gourock and Port Glasgow town centres are all within easy reach, along with the charm offered by the villages of Inverkip, Wemyss Bay and Kilmacolm. Local amenities are also close by. The retail offerings include everything you need from unique, individual shops, to large supermarkets. Recreational amenities include several playing parks, a gym (with outdoor swimming pool) and several golf courses within the local area and yacht marinas in both Greenock and Inverkip.

The property also has excellent transport links. Nearby, Gourock Train Station provides direct journeys into Glasgow Central. A short ferry ride only a few minutes from the property, gives freedom to explore the charming Highland town of Dunoon and the secluded Cowal peninsula with hidden gems such as the enchanted woodland gorge of Pucks Glen and the beautiful Botanic Gardens of Benmore. With its close proximity to the A8 and M8 motorway network, it is only thirty minutes by road to Glasgow Airport and forty minutes to Glasgow city centre.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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