

# Gareview

Barr's Brae Lane, Port Glasgow, PA14 5QA



*Gareview is a substantial, four-bedroom home with stunning views and period features that will appeal to a variety of buyers*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Situated on a highly sought-after street in a popular pocket of Port Glasgow is this spectacular four-bedroom traditional sandstone villa, formed over three levels and providing substantial accommodation for a wide variety of purchasers. The current owner has created a fabulous home which is fit for today's modern living. On entering this unique property, the welcoming hallway has period features which set the tone for the rest of the house and leave you excited to see what the rest of the property has to offer. Properties of this type and nature come to the market very rarely.

# THE KITCHEN



To the front of the property, the current owner has transformed this room into a fantastic dining kitchen, come family zone. The room is flooded with natural light from the feature bay window and boasts a stunning, uninterrupted view of the Clyde. The feature fire gives the room a real cosy feel to it. It's easy to imagine the evenings of fine dining this zone has played host to when entertaining friends and family.



# THE LOUNGE



The family lounge thereafter, again with a beautiful feature fire and surround, is the perfect ambience in which to unwind in after a hard day. To the rear of the property, there is a useful washroom/utility room and WC. The ground floor level is very adaptable and can be transformed to meet each individual purchaser's needs and requirements.





# THE UTILITY & WC







Journeying upstairs to the half landing, you will find a bright and airy bedroom that offers a beautiful outlook over the rear garden. This room has been transformed into an office and would be perfect for those looking to work from home. The substantial family bathroom suite is also ideally located on this level.

## BEDROOM/OFFICE





# THE BATHROOM







Making your way up to the top landing, you will discover a further three well-proportioned bedrooms. All of the bedrooms are light-filled accommodation with a range of furniture configurations and space for additional free-standing furniture if required. The elegant and spacious master bedroom allows a spectacular outlook.

## BEDROOM 1







The elegant and spacious master bedroom allows a spectacular outlook





# BEDROOM 2





# BEDROOM 3







Access to the floored loft is from this level and could be transformed into further living accommodation, subject to obtaining the necessary consents.

## THE ATTIC ROOM



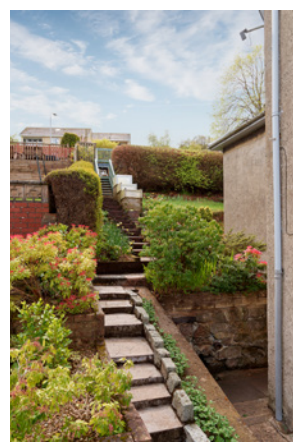


The garden grounds are undoubtedly the heart of this grand home. Generous grounds are synonymous with the features inside, completing this lovely family home. To the front of the property, many mornings will be spent with a coffee, watching the world go by, Waverley steaming past and the sunlight glancing over the water.

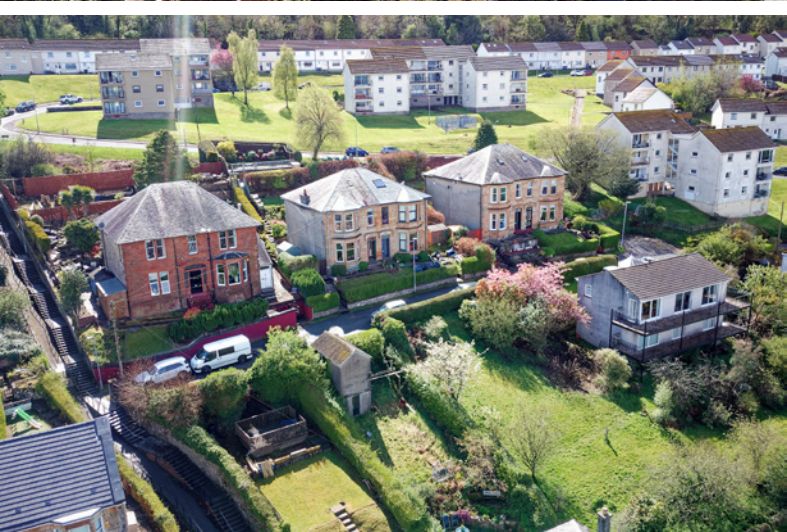
The well-maintained, tiered garden grounds to the rear are a sheer delight, especially in summer months. Stunning views frame the house perfectly. You are spoiled for choice in the rear garden, with it being a real suntrap and perfect for entertaining.

Double glazing and gas central heating have been provided throughout to create a warm, yet cost-effective way of living all year round. Well worthy of internal inspection.

## EXTERNALS & VIEWS







## GAREVIEW VISITING ARRANGEMENTS

### Parking:

2 allocated spaces are available in front of Gareview with a turning space beside the house. All parking on surrounding streets is free.

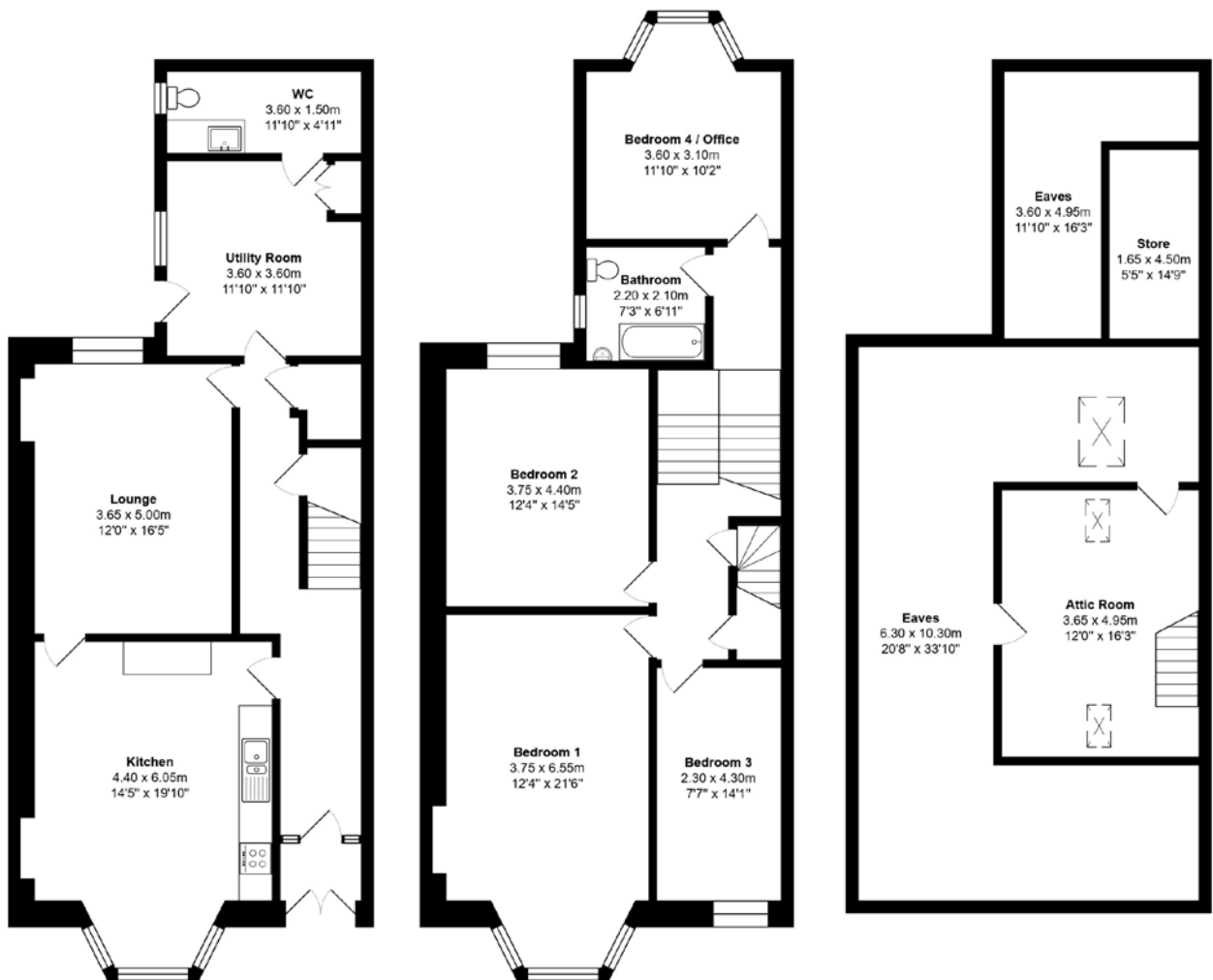
Please leave the spaces empty after your appointment.

High heel shoes are not advisable inside the house or garden. It is strongly recommended that the available, disposable shoe cover are worn when inside the house.



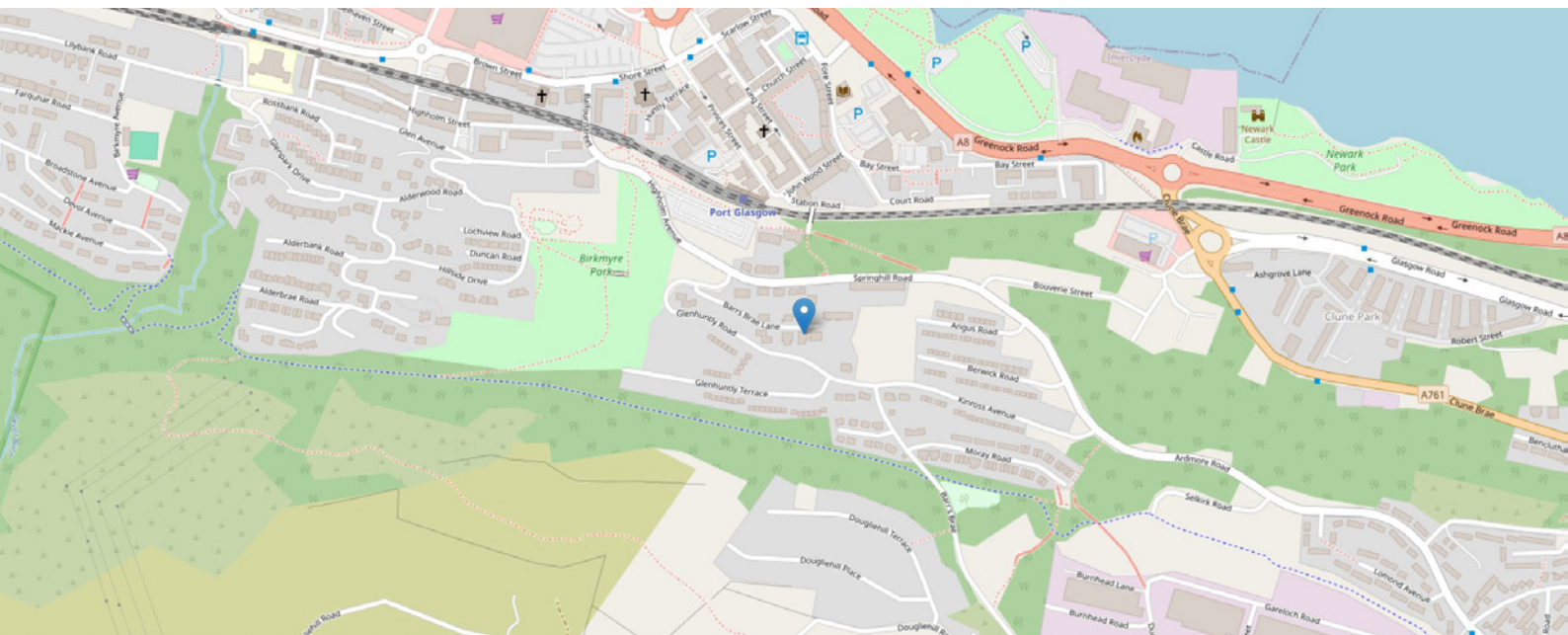


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 185m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Gareview is very well connected. Port Glasgow, which has a range of local facilities including a supermarket and local primary and high schools. There are more extensive facilities within adjacent Greenock, including various Inverclyde Leisure centres with facilities including fitness classes, gym, swimming pool, ice rink, outdoor 3G pitches and much more. The town has a railway station with electrified services giving access to Glasgow Central with a service circa every 10 minutes at peak times. Mc Gill's buses "Clyde Flier" runs every 15 minutes throughout the day.







The neighbouring countryside caters for a wide range of sporting/leisure activities including fishing, golf, shooting, sailing and all equestrian pursuits. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, whilst Glasgow International Airport provides access to destinations further afield.

Locally, there is a wide range of recreational activities with local walks in the nearby park and cycle way, a thriving equestrian community, and for the golf enthusiast, there are exceptional opportunities at Royal Troon and Prestwick as well as numerous local courses, including the Gleddoch Golf and Country Club and Kilmacoll Golf Club. Field sports are also in abundance, with good salmon and trout fishing available on the River Gryfe, Rye and Garnock, while game shooting and stalking are available by arrangement from local estates. The Royal Gourock Yacht Club has a superb location and active sailing and coastal rowing communities. Nearby Clyde Muirshiel Regional Park has a wide range of outdoor activities including sailing, kayaking, canoeing, windsurfing, archery, mountain biking, hill walking and orienteering.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**DIANE KERR**  
Area Manager



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.