

# 3 Margaret Street

GOUROCK, INVERCLYDE, PA19 1UJ



*Truly stunning four bedroom apartment, with a basement studio, beautifully presented, walk-in*



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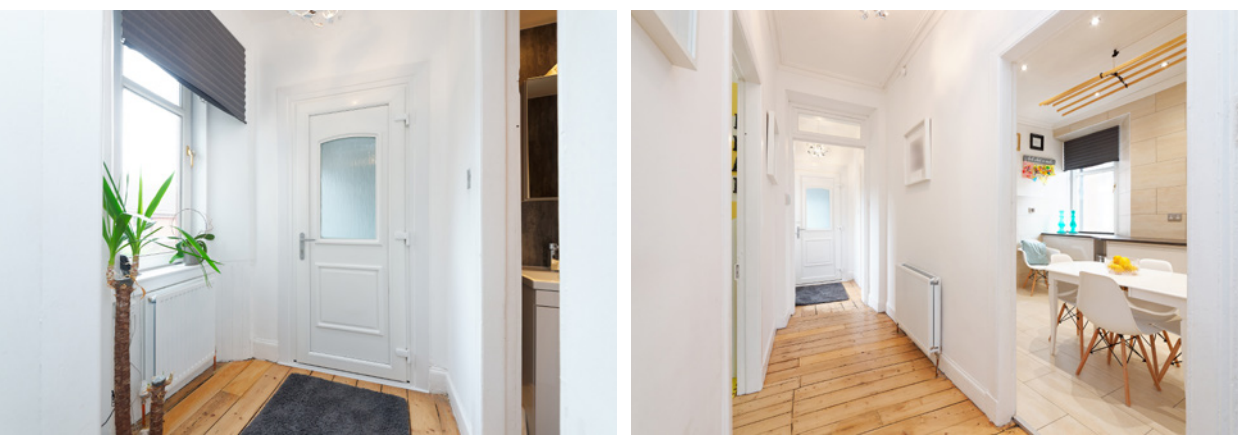




We are delighted to offer to the market this beautiful and utterly captivating four-bedroom contemporary apartment. This exceptional property has been freshly decorated and upgraded to an impeccable standard and clearly defines modern yet classical living in Inverclyde. The current owner has created an architectural look and an internal aesthetic that matches the elegance of some of the best classical homes in the country. Inside this stunning apartment, you will find classical architecture such as original cornice and ceiling roses throughout, which creates an inspired layout of free-flowing space, which will suit any growing family, and it is, without doubt, one of the best quality contemporary homes in the area.

You enter the property on a freshly mono blocked driveway with plenty of parking space available, a welcoming and stylish set of stairs take you up through a private and brand new PVC entrance door. Once inside this home, you will be able to reach out and touch quality and craftsmanship, no matter what room you are in!

# THE ENTRANCE



Entrance is via a light-filled spacious hallway leading into the main family accommodation which is very generous in size.



# THE BATHROOM



There is a newly upgraded family bathroom as you enter, which has been beautifully designed to ooze luxury. A shower over the bath provides the ultimate space to relax and soak after a long day.



The first of four bedrooms is next which is currently being used as a playroom but would suit a range of accommodation possibilities or even a formal dining setting. There are a further three bedrooms, all of which are doubles with plenty of space for free standing furniture, space is not a commodity in this vast apartment.

# THE BEDROOMS



utterly captivating four-bedroom contemporary apartment













As we walk through this luxurious home, we are then greeted by the stunning kitchen, which will be any budding chef's dream. It is fully tiled with beautiful worktops and handleless cupboards and drawers to create a very modern and functional cooking space. The jewel in the crown is the Rangemaster style cooker with eight hobs and two ovens. The kitchen also has its own pantry and is the true heart of the home.

# THE KITCHEN/DINER





Lastly, a generous-sized, lounge with a feature fireplace completes the accommodation. The size and layout of the room offer a plethora of furniture layouts and the bay window floods the room with light.

The property benefits from new windows with double glazing, gas central heating and a fully floored loft which provides an incredible amount of additional storage and further opportunity to develop.

# THE LOUNGE





An added extra to this truly unique property is the basement studio which has also been freshly decorated, this would provide an excellent space for a home office, gym, studio - the opportunities truly are endless. There is a private garden to the back too which is a great space in the warmer months.

Some properties tick all the boxes and we believe this is certainly one of them. Early viewing is absolutely essential for anyone seeking a stunning contemporary home in one of Inverclyde's finest residential locations.

# THE BASEMENT STUDIO





# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

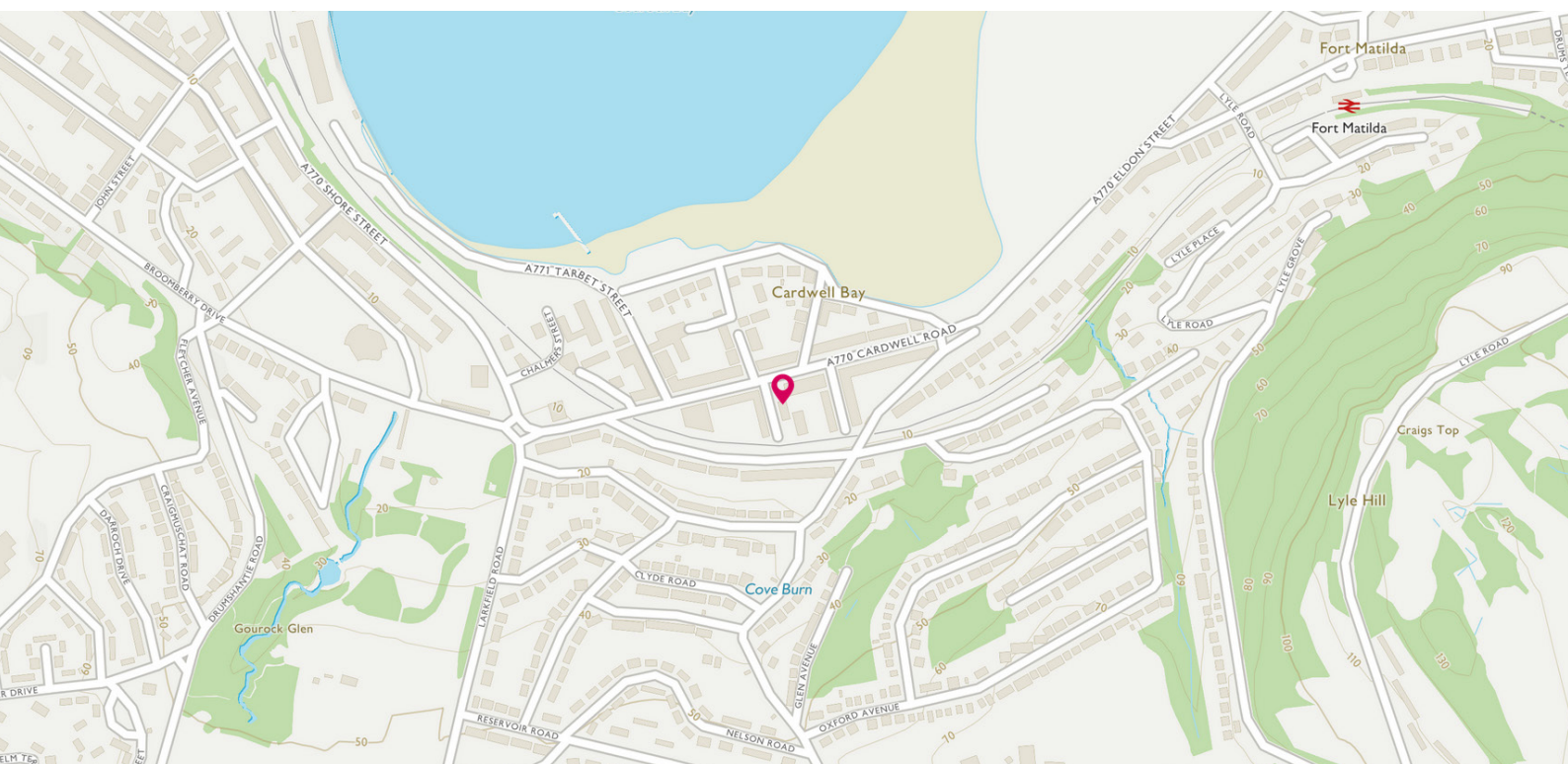


Approximate Dimensions  
(Taken from the widest point)

Bathroom	2.30m (7'7") x 1.40m (4'7")
Bedroom 1	3.20m (10'6") x 3.00m (9'10")
Bedroom 2	4.00m (13'1") x 3.95m (13')
Bedroom 3	4.45m (14'7") x 2.00m (6'7")

Bedroom 4	3.70m (12'2") x 2.05m (6'9")
Lounge	5.70m (18'8") x 3.95m (13')
Kitchen	4.40m (14'5") x 3.00m (9'10")
Basement Studio	3.45m (11'4") x 3.30m (10'10")

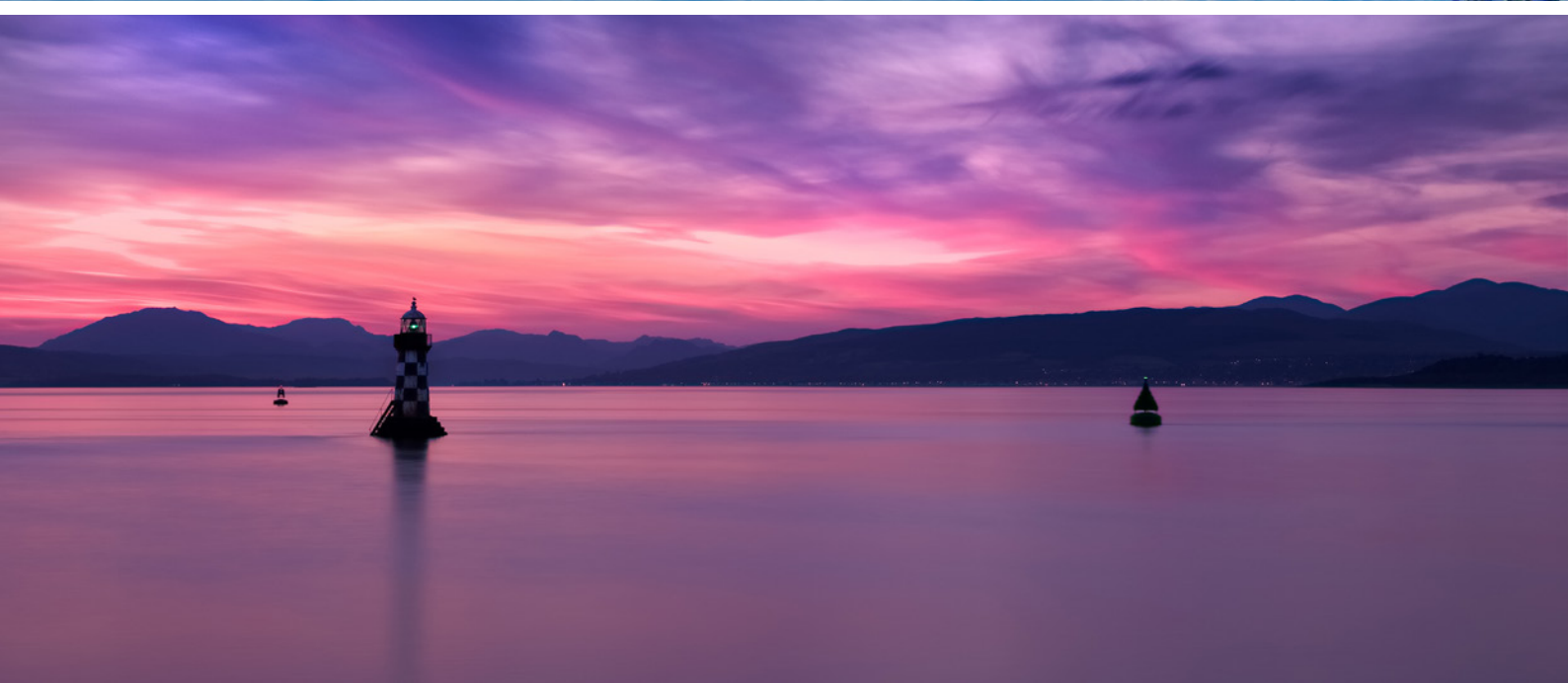
Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

Margaret Street 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 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, in addition to Wemyss Bay, where car ferries link to the Isle of Bute and Cowal Peninsula, the gateway to the West Highlands. 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.



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