

# 3 Alderwood Crescent

PORT GLASGOW, RENFREWSHIRE, PA14 5AH



*SPACIOUS 6-BEDROOM RETREAT WITH  
STUNNING CLYDE VIEWS & ULTIMATE PRIVACY*



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## THE PROPERTY

Jonny Clifford with McEwan Fraser Legal is delighted to present this extraordinary six-bedroom family home, located on a vast private plot by the serene banks of the River Clyde, offers an unmatched blend of luxury, space, and practicality. Nestled in an exclusive cul-de-sac with no passing traffic, this property ensures complete privacy and tranquility, perfect for those seeking a peaceful retreat with ample room for family life and entertaining.



Upon entering, you're greeted by an expansive and light-filled interior, featuring two generously-sized public rooms ideal for family gatherings and relaxation. The property also boasts a well-equipped kitchen with modern appliances and ample storage, perfect for preparing meals and entertaining guests. Additionally, a bright conservatory provides a seamless connection between indoor and outdoor living, allowing you to enjoy the stunning views of the Clyde year-round.







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The home offers four spacious double bedrooms and a magnificent master suite, with the master featuring breathtaking views over the Clyde. A dedicated office provides the ideal setting for working from home in a peaceful and productive environment.



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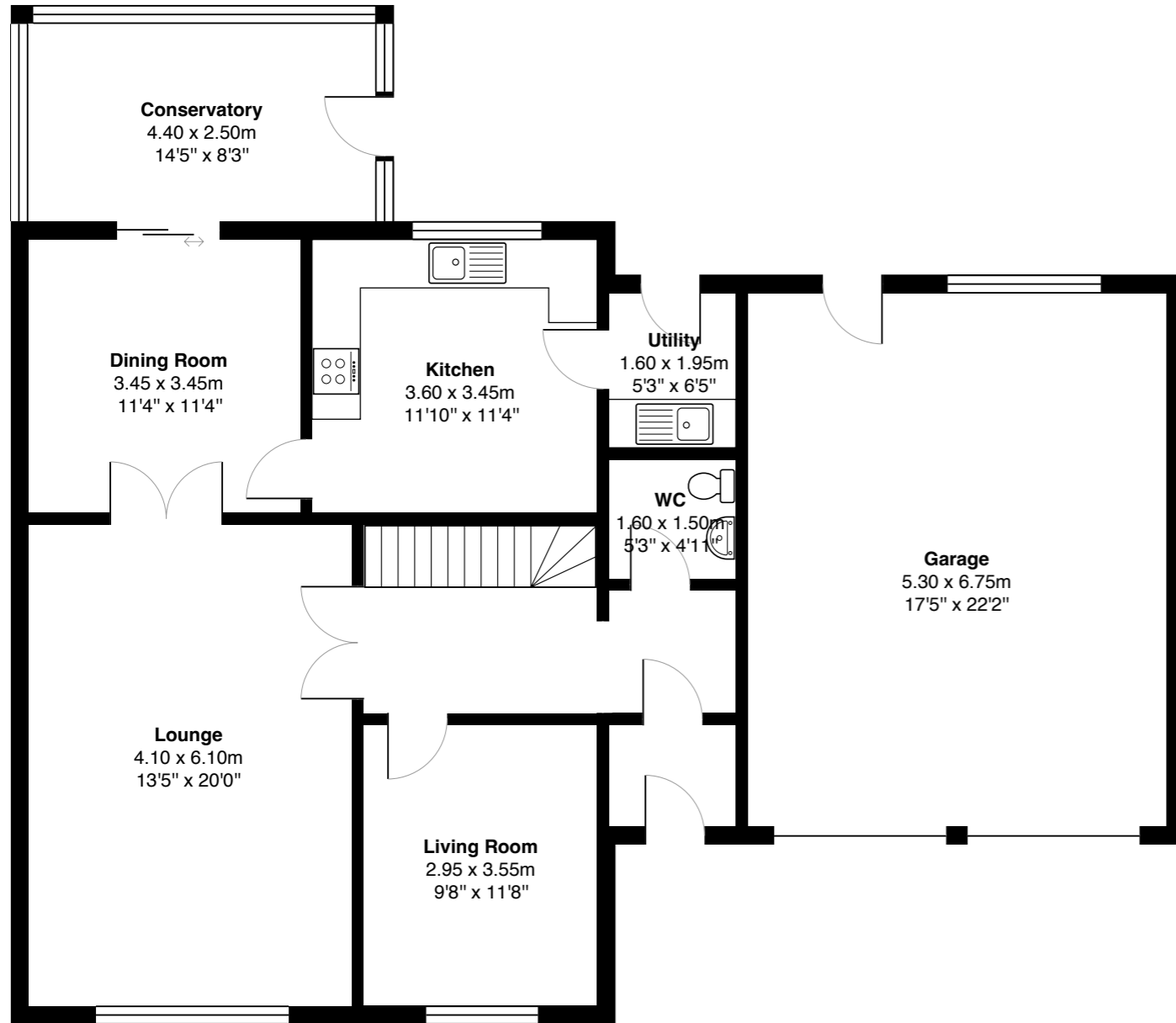
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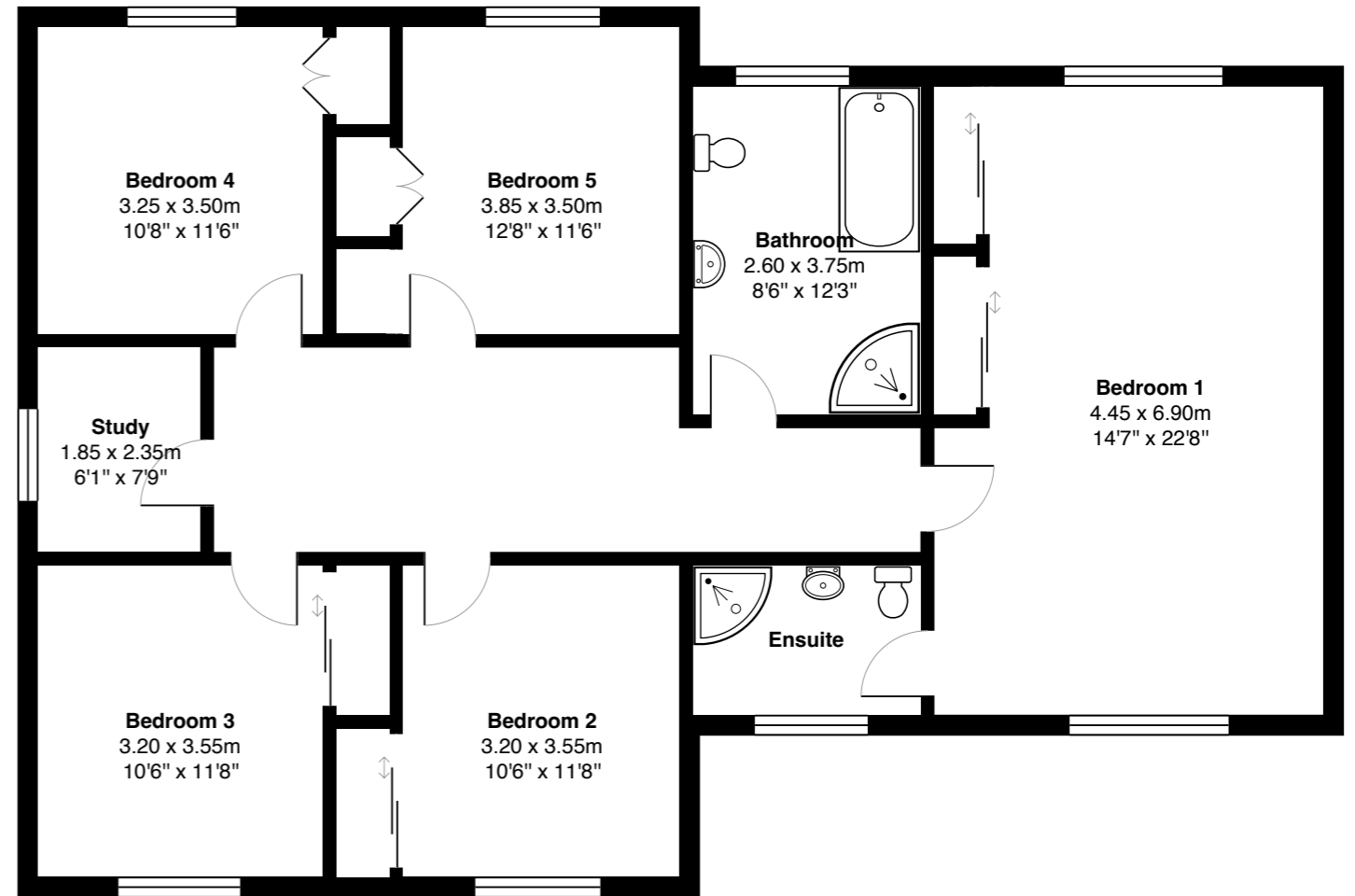


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Gross internal floor area (m<sup>2</sup>): 210m<sup>2</sup>  
EPC Rating: C





The outdoor space is a true showstopper. The large new composite decking area offers ample space for outdoor dining, entertaining, and soaking up the stunning river views. A custom-built hot tub room, housing a premium-quality hot tub, creates a year-round oasis for relaxation. The decking and hot tub area are perfectly positioned to enjoy the late-evening summer sun, making this home a dream for alfresco living and social gatherings.



Practical features include a double garage with electric doors and private parking for up to 12 cars, ensuring convenience for both family and guests. A comprehensive CCTV system provides added peace of mind and security.

With its family-friendly design, spacious interiors, and unrivaled riverside location, this home offers the perfect blend of modern convenience and luxury. Don't miss the opportunity to experience this rare gem of Clyde-side living! Properties like this don't hit the market often, early viewing is advised.

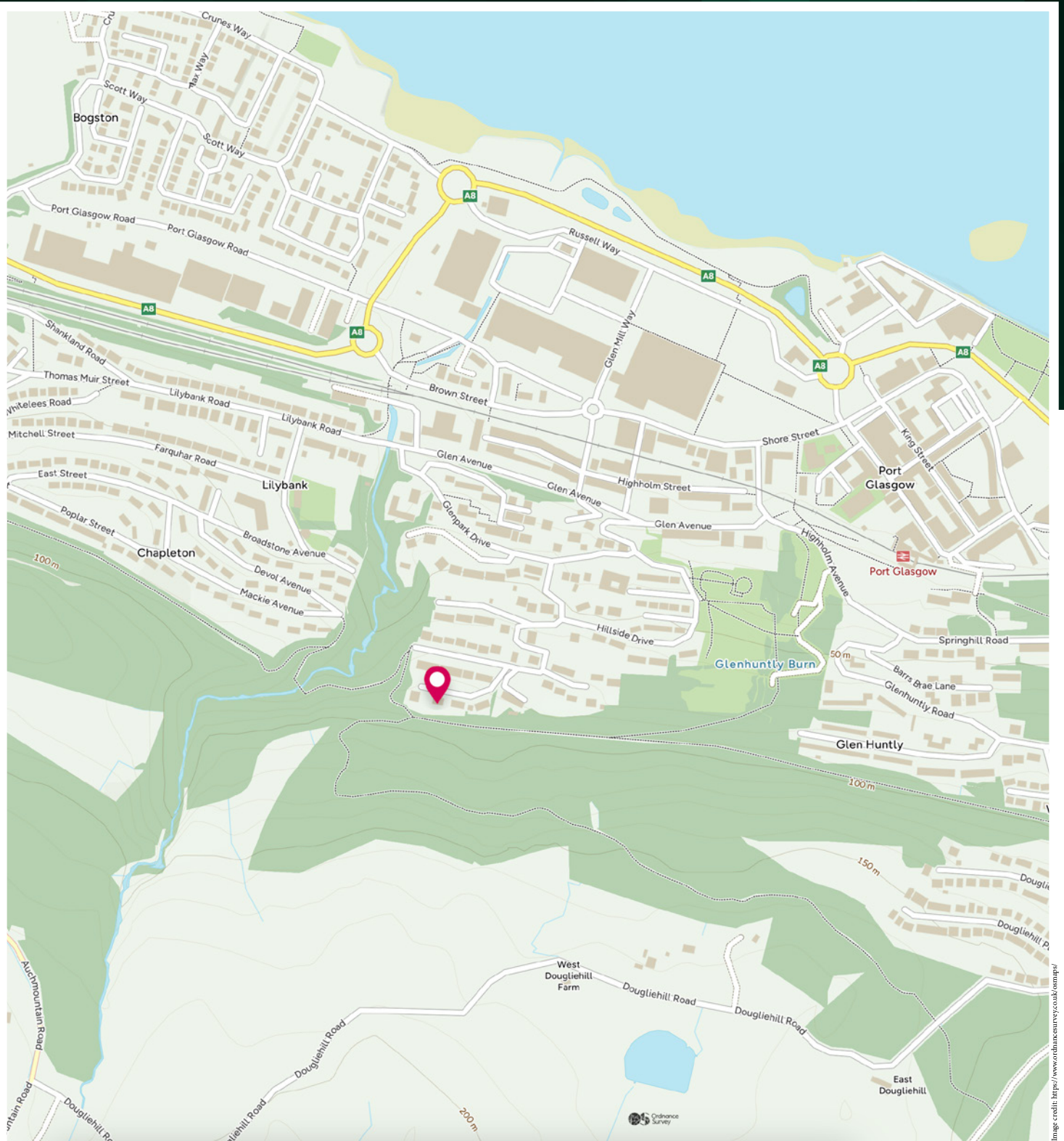
## THE LOCATION

Alderwood Crescent is nicely positioned in Port Glasgow which has a range of local facilities including a supermarket, high street banking 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. For the commuting client, Langbank is just a short distance away which has a well respected Primary School and offers local amenities including local shopping and public transport via the railway station and bus service. 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 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 Gleddoch Golf and Country Club and Kilmacolm golf club. Field sports are also in abundance with good salmon and trout fishing available on the River Rye and Garnock while game shooting and stalking are available by arrangement from local estates. Nearby Clyde Muirshiel Regional Park has a wide range of outdoor activities including sailing, kayaking, canoeing, windsurfing, archery, mountain biking, hill walking and orienteering.



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