




McEwan Fraser Legal
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43A Ardgowan Street
GREENOCK, INVERCLYDE, PA16 8EJ



Greenock

INVERCLYDE



ABOUT THE LOCATION

Ardgowan Street is in a fantastic setting in the heart of Greenock's stunning West End. 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 close by, providing a full comprehensive range of facilities. There are an excellent range of local schools in the immediate area as well as leisure activities and outdoor pursuits. For example, boating and sailing, with Gourock having its own yachting club. Kip Marina is around 6 miles away and acts as a hub for the internationally renowned sailing opportunities in the Clyde and the West Coast of Scotland. Recreational amenities include a heated outdoor swimming pool and gym and several golf courses within the local area. The property also has excellent transport links nearby with Greenock West train station providing direct journeys into Glasgow Central. From Greenock it is 20 minutes by road to Glasgow Airport, 30 minutes to Glasgow city centre where the M8/M74 motorway network provide access to the Central belt and beyond.



VIEWS FROM THE PROPERTY



43a

ARDGOWAN STREET



Part Exchange available! McEwan Fraser Legal is delighted to present the stunning traditional upper conversion to the market. Boasting either four or five double bedrooms, the property is located on a tree lined street in the heart of Greenock's sought after West End. The area boasts grand Victorian architecture and properties of truly grand proportions. This excellent home really highlights the best that the area has to offer and is presented to the market in very good order throughout.

You enter the property via a staircase to the left hand side of the house. This takes you into a generous entrance porch that has plenty of space for coats and muddy walking boots. A staircase then takes you up into the grand hallway which provides access to all first floor rooms alongside a staircase to the second floor. The reception room is facing you at the top of the stairs and is simply stunning. The room is focused towards a gas fireplace and there is ample room for variety of free standing furniture. Natural light floods in through a massive bay window which, combined with high ceilings, gives an unbelievable feeling of space. The master bedroom is directly across the hall from the reception room although the rooms are joined by a useful Jack and Jill office. The master bedroom shares similar proportions to the reception room, boasts another dramatic bay window and comes complete with a large set of fitted wardrobes. A good sized kitchen diner overlooks the garden to the rear of the property. There are a range of base and wall mounted units which provide a terrific amount of prep and storage space. Free standing range cooker with gas hob will stay with the property. Integrated appliances to stay include extractor hood, fridge, freezer and dishwasher. The washing machine is located in a handy utility room under the stairs. A further public room faces the kitchen and makes for a superb formal dining room although this could just as easily serve as a fifth bedroom. Accommodation on this floor is completed by a further double bedroom and attractive three piece family bathroom. Second floor accommodation comprises two further double bedroom, shower room and large loft storage cupboard.

The property boast gas central heating and double glazing also a private garden to the rear. Accessed to the side of the house, the garden is established, secluded, South West facing and boast an external storage shed for all you tools and gardening supplies. This is a phenomenal example of the traditional West End flat and should be viewed to be fully appreciated.



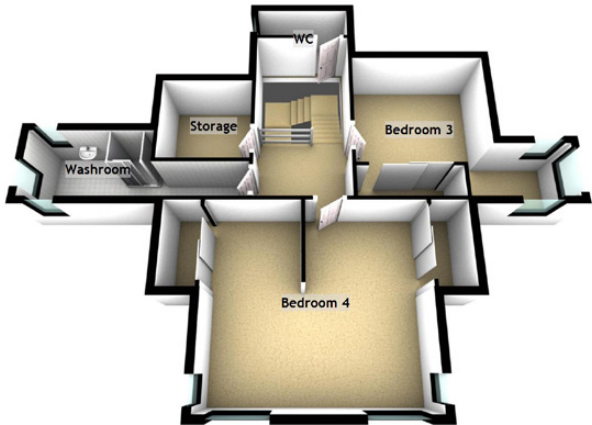
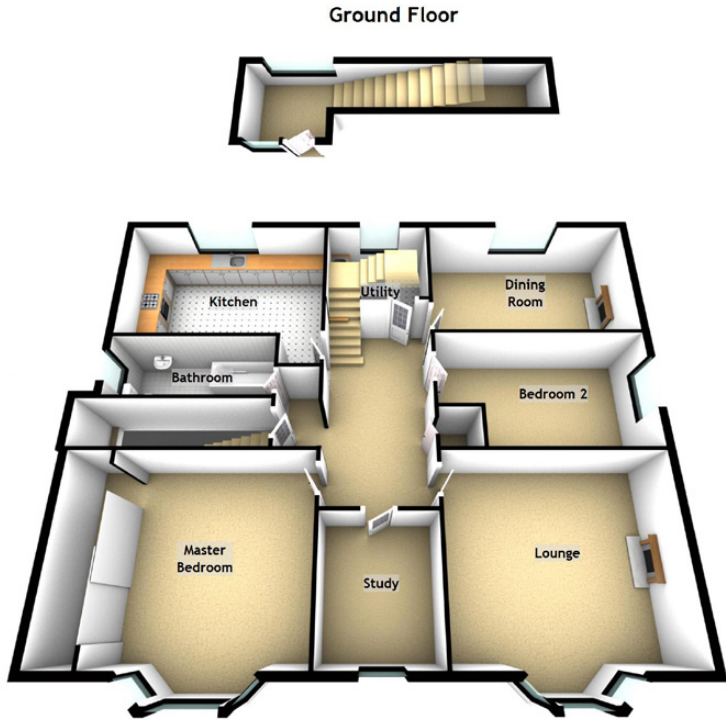
MASTER BEDROOM



BEDROOM TWO



BEDROOM THREE



Specifications

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)		
Lounge	6.20m (20'4")	x 5.10m (16'9")
Kitchen	5.10m (16'9")	x 3.30m (10'10")
Dining Room	5.10m (16'9")	x 3.20m (10'6")
Utility	3.10m (10'2")	x 2.60m (8'6")
Study	3.20m (10'6")	x 2.60m (8'6")
Master Bedroom	4.61m (15'1")	x 4.60m (15'1")
Bedroom 2	5.10m (16'9")	x 3.00m (9'10")
Bedroom 3	3.90m (12'10")	x 3.40m (11'2")
Bedroom 4	5.20m (17'1")	x 4.70m (15'5")
Bathroom	4.00m (13'2")	x 1.60m (5'3")
Washroom	5.50m (18'1")	x 1.40m (4'7")
WC	2.40m (7'11")	x 0.80m (2'7")
Gross internal floor area (m²)		
252m²		
EPC Rating		
E		



BATHROOM



BEDROOM FOUR

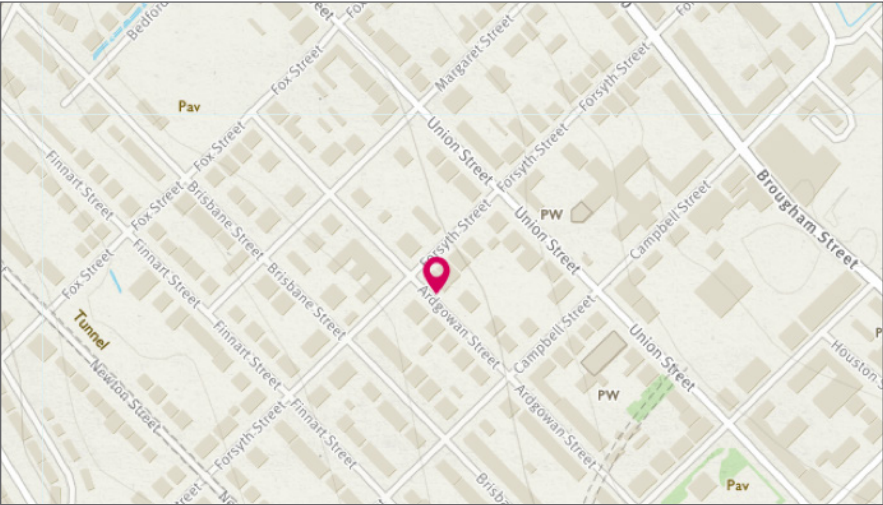
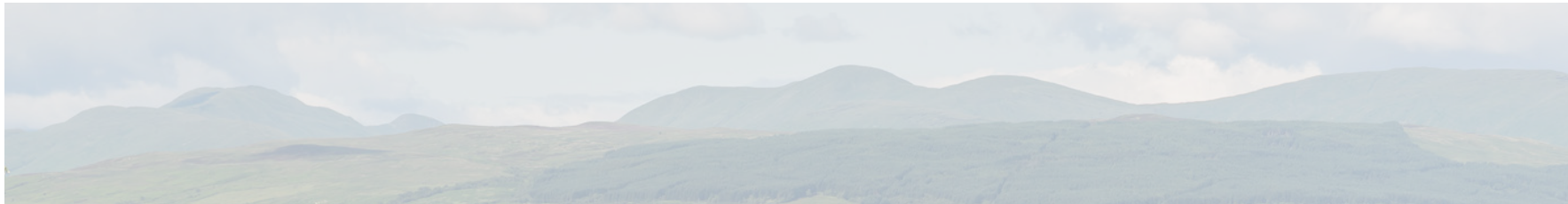


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Part
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