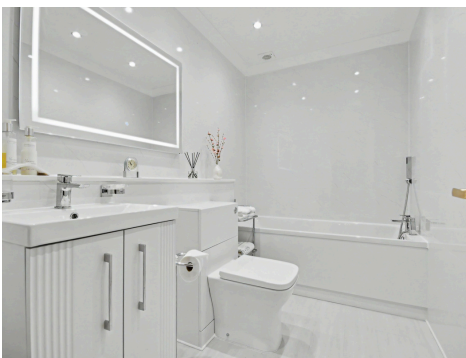




## Blairbuie, Castle Levan Manor, Gourock

Offers Over £275,000



2



2



1

### Summary

**Rarely available, this exceptional second-floor apartment within the prestigious Castle Levan Manor on Cloch Road, Gourock, is available to purchase through Bowman Rebecchi – The Home of Property.**

Blairbuie is a home of distinction, a rare blend of historic grandeur, generous proportions and contemporary comfort, set within an exceptional coastal setting. Properties within Castle Levan Manor seldom become available, making this an outstanding opportunity to acquire a truly individual residence in one of Gourock's most captivating locations.

Early viewing is a must for this rare and luxurious offering to the local property market within one of Gourock's most prestigious developments.

### Features

- Home Report Available
- Virtual Tour and Video Below
- Exceptional Second Floor Apartment
- Prestigious Castle Levan Manor
- Two Double Bedrooms
- Category C Listed Building
- Desirable Coastal Setting
- Allocated Parking
- Gas Central Heating
- EPC Rating - D
- Inverclyde Council Tax Band - E

# Blairbuie, Castle Levan Manor, Gourock



## STUNNING SECOND FLOOR APARTMENT WITH PANORAMIC RIVER VIEWS IN PRESTIGIOUS DEVELOPMENT

Blairbuie occupies an enviable second-floor position within the magnificent Castle Levan Manor, a Category C listed building set within beautifully maintained communal grounds and commanding an exceptional waterfront position overlooking the River Clyde.

The property is approached via a sweeping private driveway and benefits from secure entry, a private allocated parking space and additional visitor parking. Inside, the impressive entrance hallway sets the tone, with generous proportions and excellent storage.

The spectacular front-facing lounge is the standout feature, offering exceptional proportions, natural light and breathtaking panoramic views across the River Clyde towards Dunoon and the Holy Loch, with the Argyllshire hills beyond. The well-appointed kitchen provides generous storage and preparation space, with a separate utility room adding practicality.

The spacious principal bedroom benefits from integrated storage and a modern en-suite shower room, while a further double bedroom provides excellent flexibility for guests or home working. A recently modernised family bathroom completes the accommodation.

Combining period character, impressive scale and an extraordinary waterfront setting, Blairbuie is further enhanced by its westerly aspect, offering beautiful sunsets across the Clyde and a constantly changing backdrop to everyday life.

**A SUPERB LOCATION** - Set within attractive communal grounds and approached by a sweeping driveway, Castle Levan Manor occupies a remarkable waterfront setting just off Cloch Road in Gourock. The present 19th-century manor forms part of a much older and fascinating historic estate, with the restored remains of Levan Castle standing immediately adjacent. Dating from the 15th and early 16th centuries, the original fortified tower house is an important surviving example of Scotland's historic tower-house architecture and provides a striking link to the area's medieval past. Gourock boasts a lively town centre filled with a diverse mix of independent shops, inviting cafes, cosy bars, and popular restaurants, creating a warm and welcoming community atmosphere.

**SCHOOL CATCHMENTS** - The subjects are within the catchment area for Moorfoot and St Ninian's Primary Schools, as well as Clydevie Academy and St Columba's High Schools.

**COUNCIL TAX BAND** - Inverclyde Council Band E - £2,996.53 per annum as of September 2026.

**EPC** - The current rating is band D (66). The average rating for EPCs in Scotland is band D (61).

**VIEWINGS** - Viewings can be arranged by appointment with Bowman Rebecchi Estate Agents.

### View Online



### 360° Tour



### Floorplan



### Video



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Energy Rating: D. We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order. Created: Sept 26.

