



18 Forsyth Street, Greenock

Offers Over £110,000



Summary

This high-potential attic conversion is prime for refurbishment within the highly sought-after west end of Greenock, with direct access to the Esplanade and local schools, and available to purchase through Bowman Rebecchi - The Home of Property.

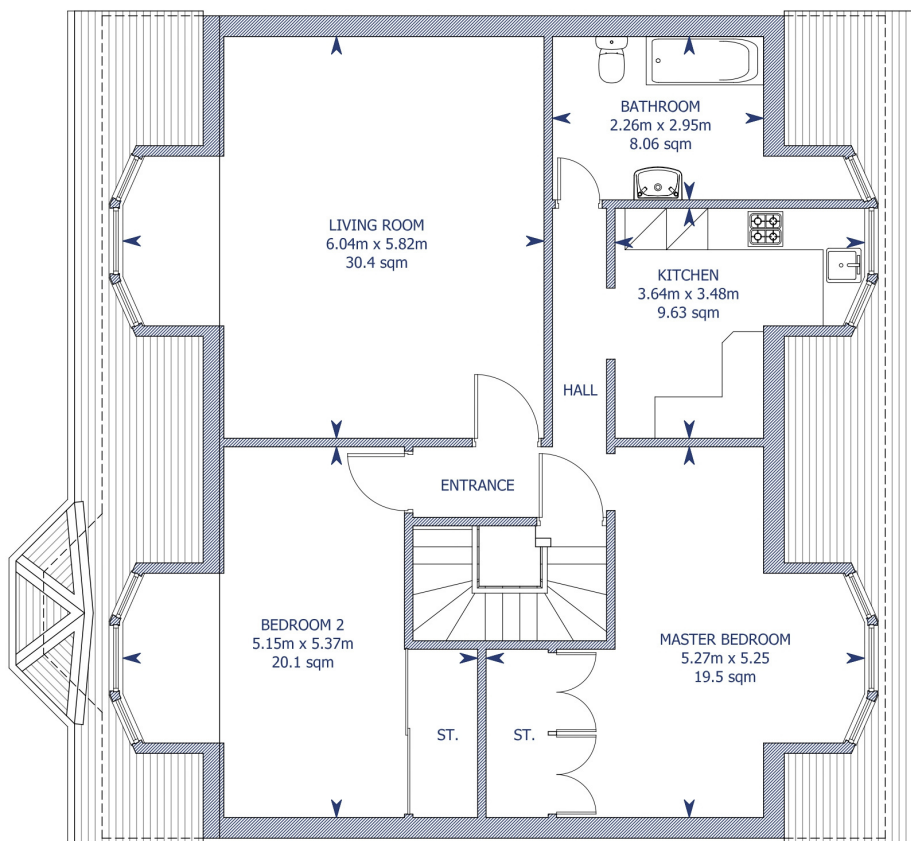
Offering a rarely available location, the subjects are set within Greenock's West End benefiting from a rear garden, two bedrooms, entrance vestibule, hallway, lounge, kitchen, and bathroom.

Internal viewing is advised to understand the level of refurbishment required for this high-potential property

Features

- Home Report Available
- Desirable West End location
- Refurbishment Project
- Rarely Available Property
- Two Double Bedrooms
- Close to Amenities
- On-Street Parking
- Gas Central Heating
- Double Glazing
- EPC Rating - D
- Council Tax Band - C

18 Forsyth Street, Greenock, PA16 8DT



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Location
18 Forsyth Street,
Greenock

Area	Scale	Size	Date
102.3 sqm	1:50	A3	18-01-24

Property Overview

The entrance to the attic is from a staircase on the eastern side of the property. The vestibule comes with a storm door with access on the second floor.

The stairwell leading to the main hallway gives access to all accommodation. There is a generous-sized family lounge to the front, with superb views of the River Clyde which would create a fantastic-sized room for family living. There are two large double bedrooms to the front and rear of the property with large bay windows flooding the rooms with natural sunlight. Both rooms have inbuilt storage which could be adapted to create even larger rooms.

The well-proportioned kitchen hosts an array of wall and floor units with complimenting work and floor surfaces and a separate island for dining which again could be reconfigured during modernisation. There is a family bathroom, hosting a WC, vanity basin set, and bath unit.

A WEST END LOCATION - The subject property is located at the heart of Greenock's West End, with the Greenock Cricket Club, Greenock Golf Club, and the glorious Esplanade all within short walking distance.

Greenock benefits from excellent road links and is accessed via junction 31 of the M8 motorway with direct links to Glasgow Airport (a 25-minute drive) via the A8 and Ayrshire via the A78. The subject property is located just a 3-minute drive from Greenock West railway station, with regular train services to Glasgow, Gourock, Paisley, and Wemyss Bay.

TOTAL SIZE - 93 square metres | 1,001 square feet

SCHOOL CATCHMENTS - The subjects are within the catchment area for the highly-regarded St Mary's and Ardgowan Primary Schools, as well as Notre Dame and Clydeview Academy High Schools.

PRICE - Our client is inviting offers of over £110,000 which is the home report value available to share on request.

COUNCIL TAX BAND - Inverclyde Council Band C - £1,717.39 as of January 2024.

TOTAL SIZE OF PROPERTY - 51 Square Meters - 549 Square Feet.

VIEWINGS - Can be arranged by appointment with Bowman Rebecchi Estate Agents.

View Online



360° Tour



Floorplan



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The Home of Property

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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: January 2024

