



15 Bentinck Street, Greenock, PA16

Offers Over £210,000



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Summary

Rarely available, this beautiful upper conversion is located within the sought-after west end of Greenock, with superb access to local amenities and schools and is available to purchase through *Bowman Rebecchi - The Home of Property.*

One of the few granite buildings in Inverclyde, this grand well-proportioned property provides superb flexibility for a growing family, with several original features in place and options to create a third bedroom.

We expect this home to be popular with a broad range of buyers.

Features

- Home Report Available
- Virtual Tour/Video Available
- Rarely Available Location
- 3x Double Bedrooms
- Private Rear Gardens
- Gas Central Heating
- Double Glazing
- EPC Rating - Band D
- Inverclyde Council Tax - Band D

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Property Overview

This beautiful property is accessed from a welcoming stairwell at the side of the driveway, with staircase access to this beautifully presented long-term family home. The subjects comprise a converted First Floor and Attics Flat, situated within a two-storey and attics over basement block, containing two separate properties.

The highly impressive accommodation comprises a welcoming entrance vestibule with a PVC door leading to a welcoming reception hallway which gives access to all of the accommodation with a large walk-in storage room. There is impressive ornate intricate period style detailing to cornices and the ceiling rose within the lounge, with a bright and spacious raised seating area to enjoy the views. A feature gas fireplace adds to the warm and welcoming environment. A cosy second sitting room is large and could easily be converted into a third bedroom with views over Bentinck Street.

The quality kitchen features white timber units with several black work surfaces and a contemporary tiled splashback with views of the rear garden. Appliances include a stainless steel extractor hood with a gas hob, an integrated double oven, an integrated dishwasher and an integrated fridge/freezer. A large dining room is adjacent to the kitchen providing a superb space for entertaining guests with further views of the rear garden and tasteful pendant lighting. An impressive shower room completes the first floor, with a three-piece suit including w.c., wash hand basin and vanity unit with a walk-in electric shower.

A winding staircase leads to the upper floors, where there are two large double bedrooms, both with in-built wardrobes for storage and individual velux windows that flood the room with natural light and views of the River Clyde. There are two further rooms, one which could be used as a further bedroom for a small child alongside a small storage space which hosts the modern boiler.

The bathroom benefits from a high-quality fully tiled suite comprising a pedestal wash hand basin, w.c and bath with spotlights to create the right mood. There is also a chrome-style heated towel rail, wooden floor and wall tiling. The property specification includes double glazing and gas central heating. There is a well-tended garden and drying green, with a superb patio area to the rear which includes a shed.

A FANTASTIC LOCATION - The property is based on the scenic Bentinck Street in Greenock, accessible via the main A770 road through Greenock leading to Gourrock and the A8 to Port Glasgow.

SCHOOL CATCHMENTS - The subjects are within the catchment area for the highly-regarded St Joseph's and Lady Alice Primary Schools, as well as the highly-regarded St Columba's and Inverclyde Academy High Schools.

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

View Online



360° Tour



Floorplan



Video

