



335 Eldon Street, Greenock, PA16

Offers Over £440,000



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Summary

This rarely available Semi-Detached Villa is set within a private cul-de-sac with glorious views across the River Clyde and is available to purchase through *Bowman Rebecchi* - The Home of Property.

Developed in 2008, this superbly located property is perfect for a growing family, offering superb flexibility to retain the current configuration or to split the second floor into two rooms.

With front and rear private gardens and a private garage, we expect this home to be very popular with a broad range of buyers with early viewing advised.

Features

- Home Report Available
- Virtual Tour/Video Available
- Rarely Available Location
- Stunning Semi-Detached Villa
- Flexible Layout Over 3 Floors
- Private Garage
- Unique Cul-De-Sac of 4 Houses
- Gas Central Heating/Double Glazing
- EPC Rating - Band C
- Inverclyde Council Tax - Band F

335 Eldon Street, Greenock, PA16 7QN



Property Overview

This exceptional three-storey Semi-Detached property provides superb landscaped gardens, with sensational views of the Battery Park and River Clyde and is beautifully presented creating a home ideal for modern family life.

The accommodation provides a private driveway, lounge, a kitchen/diner, four double bedrooms, one with en-suite and walk-in wardrobe, a hallway, family bathroom, ground-floor toilet and a plumbed garage which is unique to the cul-de-sac and is electronically operated. The specification includes gas central heating and double glazing.

A welcoming entrance vestibule leads to the reception hallway which includes a large walk-in storage room, further understairs store as well as an immaculate downstairs toilet. A bright and spacious triple-aspect lounge is front-facing with enviable views of the River Clyde with a feature gas fireplace and modern vertical white radiators to create a contemporary feel.

The superb Pronaum German-engineered kitchen features quality oak effect units with several white work surfaces with a partially tiled splashback. Integrated appliances include a full-height integrated fridge and a full-height freezer with a water cooler, an integrated double oven, a combination microwave oven, a gas hob and an integrated dishwasher.

The dining kitchen is generous in size and perfect for entertaining, with French Doors leading out to the garden. The grassed rear garden, which benefits from sun all day, provides some private outdoor space, with a large sandstone patio, external tap, an external double socket and a large drying green leading with a unique culvert running out to the bay.

A white timber stairwell leads to three double bedrooms and the family bathroom on the first floor, all superbly sized with the Master Bedroom to the front and boasting incredible views across Cardwell Bay to be enjoyed all year round. There is also a walk-in wardrobe and a fully tiled en-suite shower room, with w.c. and wall-hung vanity unit.

A further stairwell leads you up to the attic level which could be converted into two bedrooms similar to the other three properties in the cul-de-sac. This is currently a home office and family room with four velux windows offering superb natural light with additional storage.

A FANTASTIC LOCATION - The property is based on the border of Gourock and Greenock at Eldon Street, accessible via the main A770 road through Greenock leading to Gourock and the A8 to Port Glasgow. Greenock is located approximately 20 miles west of Glasgow with a residential population above 50,000 persons, within the authority of Inverclyde Council with a wider core catchment population of approximately 270,000 persons.

SCHOOL CATCHMENTS - The subjects are within the catchment area for the highly-regarded St Ninian's and Gourock Primary Schools, as well as St Columbas and Clydeview Academy High Schools.

COUNCIL TAX BAND - Inverclyde Council Band F - £3,303.12 per annum as of September 2024.

EPC - The current rating is band C (76). 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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