



UNION STREET

**71B, UNION STREET, GREENOCK, PA16
8BG**



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Description

This substantial five bedroom CONVERTED DUPLEX VILLA FLAT lies in a traditional Victorian blonde sandstone West End property with grand pillared entrance and character filled interior featuring period style details. There is main door access via a communal vestibule which in turn leads to a private Hall/Entrance Stair with feature ornate banister and cupola adding light and character to the internal staircase which connects all floors. Living accommodation is set over the 1st and 2nd floors. There are just two other flats contained in the property.

Occupies a highly desirable West End location convenient for amenities. There are front aspects over the West End towards the River Clyde and Helensburgh. To the rear are superb views over Glenpark Cricket ground.

There is a private south facing rear garden reached by internal staircase shared with the basement flat. The gardens are subdivided into two areas with lawned/pebbled areas. A timber shed is located on site of a former garage with gate leading to Fox Street. This space could be altered to create a driveway. Specification includes: majority double glazing and partial gas central heating on the 1st floor.

There is a spacious First floor Landing. The generous sized front facing bay windowed Lounge features ornate detailing, timber panelled flooring, fireplace with slate hearth and wood burner stove. The spacious quality refitted Dining Kitchen features grey grained style units, marble effect work surfaces and co-ordinating splashback. Appliances include: "Siemens" chimney extractor hood, gas hob and electric oven. Utility Room with fitted units and side window. There is a Home Office which could also be 6th Bedroom/Dining Room. The 1st double Bedroom is on this floor. The Bathroom with side window has three piece traditional suite, plus shower.

Stairs lead to the airy Upper Landing. There are four further double Bedrooms. The Shower Room has a three piece suite.

Must be seen. EPC=E

Measurements

Entrance Hall / Stair/ 1st Floor Landing

Lounge
4.95m x 7.67m (16'3 x 25'2)

Dining Kitchen
4.98m x 4.42m (16'4 x 14'6)

Utility Room
1.65m x 3.61m (5'5 x 11'10)

Home Office/6th Bedroom
4.17m x 3.53m (13'8 x 11'7)

Bedroom 1
4.17m x 4.42m (13'8 x 14'6)

Bathroom

Upper Landing

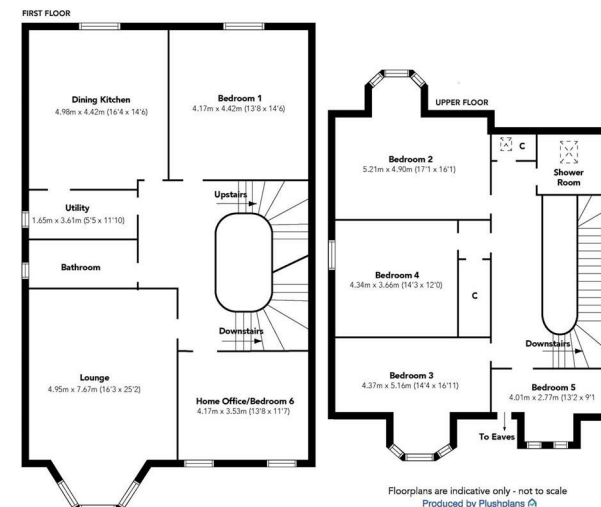
Bedroom 2
5.21m x 4.90m (17'1 x 16'1)

Bedroom 3
4.37m x 5.16m (14'4 x 16'11)

Bedroom 4
4.34m x 3.66m (14'3 x 12'0)

Bedroom 5
4.01m x 2.77m (13'2 x 9'1)

Shower Room



Floorplans are indicative only - not to scale
Produced by Plusplans











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