



**15, CHALMERS LANE, GREENOCK, PA15
2WB**



 **neillclerk**
ESTATE AGENTS



Description

Closing date on Thursday 6th June at 11am

This is a rare opportunity to purchase a beautifully presented, upgraded and customised substantial four/five bedroom DETACHED VILLA which offers an excellent family home situated in the desirable Kingston Dock development. A particular feature is the enclosed landscaped rear garden accessed from the sun room with quality BBQ Hut perfect for entertaining, decked area with pergola, lawned areas and timber shed. The front garden is lawned.

There is a monoblock driveway offering parking for two cars. Specification includes: double glazing, gas central heating, alarm, quality window shutters and laminate flooring. Conveniently situated for the nearby retail park, plus road and rail transport facilities which is perfect for commuters.

Stunning stylish apartments comprise: Entrance Hallway by double glazed composite door with inbuilt cupboard. The WC compartment features a two piece suite with vanity wash hand basin and wc. There is a bay windowed front facing Lounge with feature log effect fire and marble plinth. The Dining Room overlooks the rear garden. There is a Family Room which could also be used as a 5th bedroom.

The luxury fitted Dining Kitchen benefits from a range of white high gloss units and black/grey marble style work surfaces. Appliances include: extractor hood, electric ceramic hob, oven and integrated dishwasher. French doors lead to the Sun Room which in turn leads to the garden. The Utility Room features fitted units and rear door.

Stairs lead to the Upper Landing with hatch to loft and inbuilt cupboard. The front facing Master Bedroom offers fitted wardrobes and Ensuite Shower Room with three piece suite. The 2nd and 3rd double Bedrooms benefit from fitted wardrobes and share a Jack & Jill Ensuite Shower Room. There is a 4th double Bedroom. The Bathroom features a quality four piece suite including bath and separate shower cubicle.

Must be viewed. EPC = C

Measurements

Entrance Hall & WC Compartment

Lounge
3.43m x 5.44m (11'3 x 17'10)

Dining Room
3.02m x 3.43m (9'11 x 11'3)

Dining Kitchen
3.38m x 4.78m (11'1 x 15'8)

Utility Room
1.50m x 2.41m (4'11 x 7'11)

Sun Room
4.19m x 2.74m (13'9 x 9'0)

Family Room/5th Bedroom
2.36m x 4.90m (7'9 x 16'1)

Upper Landing

Master Bedroom & Ensuite Shower Room
4.42m x 3.48m (14'6 x 11'5)

Bedroom 2 & Jack & Jill Ensuite Shower Room
3.35m x 3.51m (11'0 x 11'6)

Bedroom 3 & Jack & Jill Ensuite Shower Room
3.23m x 3.18m (10'7 x 10'5)

Bedroom 4
2.82m x 3.18m (9'3 x 10'5)

Bathroom











The next step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.