



17, BENTINCK  
STREET, GREENOCK, PA16 7RN





## *Description*

This is a rare opportunity to purchase a two/three bedroom MAIN DOOR & BASEMENT FLAT set in a desirable, rarely available West End tree lined street. There is a private front garden which leads to the entrance door. Two further rear doors offer direct access from both the ground floor and basement levels to the communal rear garden which is shared with the flat upstairs. In addition, a communal staircase at the side of the property provides access from Bentinck Street directly to the rear garden. There is potential to alter the current layout to create a three bedroom home or perhaps to form a self contained basement flat, subject to requisite permissions being granted.

Impressive ornate intricate period style detailing to cornices and ceiling roses. Specification includes: partial double glazing and gas central heating. Lies convenient for transport facilities and local amenities, including the waterfront at the Esplanade which is nearby.

Accommodation comprises: Entrance Vestibule by double timber doors which leads by stained glass double glazed door to the generous sized Reception Hallway with inbuilt cupboard and staircase to the basement rooms. The front facing bay windowed Lounge is a bright apartment with fyfestone fireplace and gas fire. There is a rear facing Dining Kitchen with French doors leading to the communal garden plus oak effect units, granite style work surfaces and splashback tiling. Appliances include: extractor hood, gas cooker, fridge and dishwasher. A double Bedroom is situated on this floor. The Shower Room with side window offers a pedestal wash hand basin, wc and shower cubicle.

An internal staircase leads to the Lower Hallway. There is 2nd Kitchen which could become a 3rd Bedroom with rear door to the garden. The 2nd Bedroom currently has a recess for a cabin style bed. A Boxroom with front window offers storage and is accessed from the downstairs Shower Room which features a three piece suite.

Must view. EPC= D

## *Measurements*

Entrance Vestibule

Hallway

Lounge

4.55m x 6.10m (14'11 x 20'0)

Dining Kitchen

3.30m x 3.28m (10'10 x 10'9)

Bedroom 1

3.35m x 3.28m (11'0 x 10'9)

Shower Room

Downstairs Hall

2nd Kitchen/3rd Bedroom

3.43m x 5.05m (11'3 x 16'7)

Bedroom 2

2.08m x 3.23m (6'10 x 10'7)

Boxroom

1.30m x 3.58m (4'3 x 11'9)

Shower Room



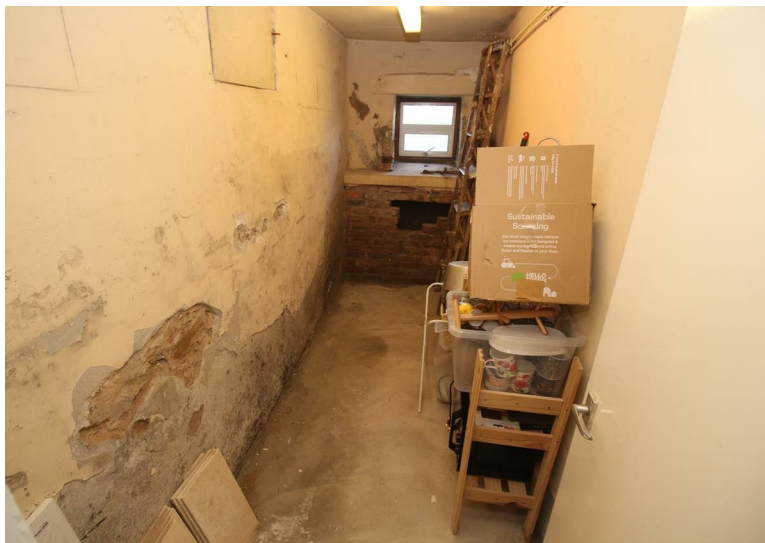
Floorplans are indicative only - not to scale  
Produced by Plusplans











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](http://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](mailto:sales@neillclerk.co.uk)**

**w: [www.neillclerk.co.uk](http://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.

Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)