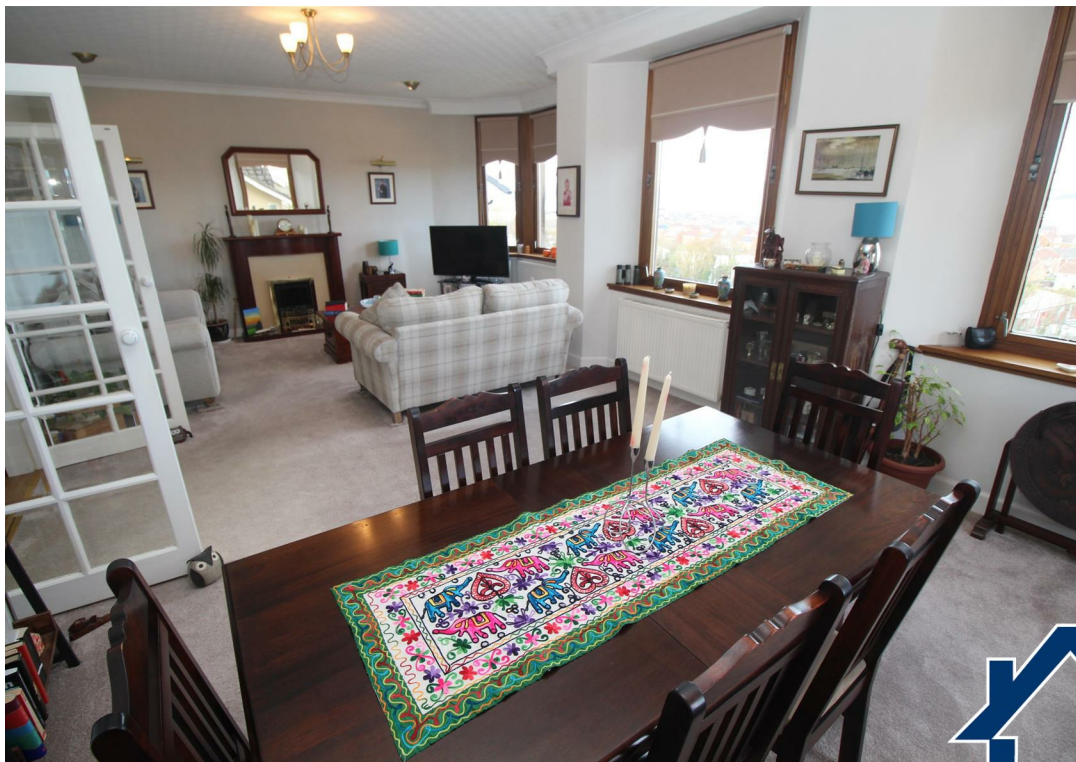




26, LILYBANK ROAD, PORT  
GLASGOW, PA14 5AN







## *Description*

Occupying a highly desirable location this well presented and bright three bedroom DUPLEX UPPER CONVERSION offers a family home set over two levels with highly impressive panoramic rear views over the River Clyde to the Argyllshire hills beyond. There is a private rear garden which features a paved patio, lawned plot and further decked area which are all perfect spaces for relaxing on a summer day. A particular feature is the airy and substantial lounge/dining room with six windows.

A private cellar store is located at the side of the property. Specification includes: mix of triple and double glazing and gas central heating. Lies convenient for local schooling, Port Glasgow railway station with frequent service to Glasgow and the retail park is nearby.

Accommodation comprises: Entrance Vestibule by UPVC door with single glazed windows leads by further door to the Hallway. The rear facing spacious Lounge/Dining Room benefits from panoramic views and a fireplace with inset electric fire. This is a perfect space for relaxing and entertaining.

There is a quality Breakfasting Kitchen with white high gloss units, oak effect work surfaces, matching breakfast bar and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob and electric oven. The Utility/WC compartment with side window features a fitted unit, wc and pedestal wash hand basin.

There is a double sized Master Bedroom with Ensuite Shower Room offering a three piece suite including a shower cubicle, wc and pedestal wash hand basin. Additional features include: wet wall panelling, tiled floor and heated towel rail.

Stairs lead to the Upper Landing. There are two generous sized double Bedrooms both with two Velux windows and fitted mirrored wardrobes. The tiled Bathroom with rear window benefits from a three piece suite including a bath with "Triton" shower, wc and pedestal wash hand basin.

Viewing is essential for this impressive family home. EPC = C.

## *Measurements*

Entrance Vestibule

Hallway

Lounge / Dining Room  
8.26m x 4.83m (27'1 x 15'10)

Breakfasting Kitchen  
3.07m x 3.15m (10'1 x 10'4)

Utility Room / WC  
2.13m x 1.55m (7'0 x 5'1)

Master Bedroom  
2.90m x 3.63m (9'6 x 11'11)

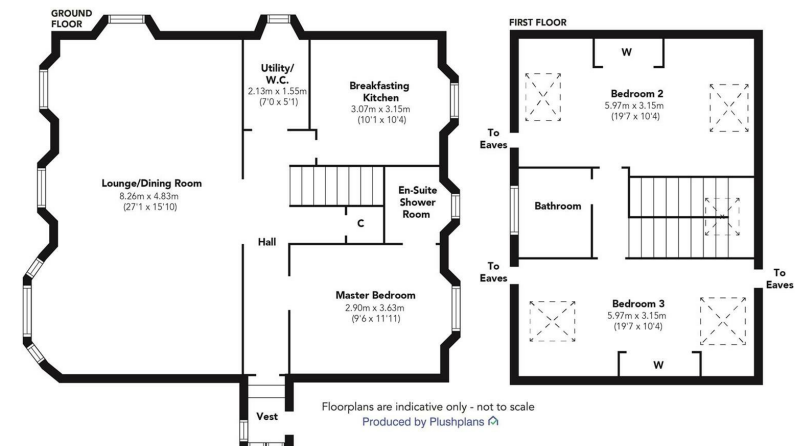
Ensuite Shower Room

Upper Landing

Bedroom 2  
5.97m x 3.15m (19'7 x 10'4)

Bedroom 3  
5.97m x 3.15m (19'7 x 10'4)

Bathroom























#### Agents Notes:

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next  
step..



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