



16, DENHOLM STREET, GREENOCK, PA16  
8RJ







# Description

**\*\* Closing date on Thursday 17th April at 12pm\*\***

Occupying a desirable setting within the West End this traditional three bedroom SEMI DETACHED BUNGALOW is currently set over two levels. The property requires extensive upgrading and modernisation which is reflected in the asking price. Future development potential exists to remodel the current layout and to convert the loft area into further accommodation, subject to requisite permissions being granted. The loft is reached by a fixed stair from the hall and has three skylight windows.

A garage is accessed by a driveway which is shared with the neighbouring property. The rear garden is partially enclosed by fencing with lawned areas. There is a south facing front garden. Specification includes: gas central heating and majority of windows are single glazed. Conveniently positioned for local amenities including Greenock Golf Course and Greenock West railway station with a frequent service to Glasgow which is ideal for commuters.

Accommodation comprises: Entrance Vestibule by double timber doors leads by a further stained glass door with side panels to the Reception Hallway. There is a front facing Lounge with bay window and stone fireplace. The bay windowed Dining Room features a marble fireplace with living flame gas fire. A Kitchenette with fitted units is accessed from the dining room. There are two double sized bedrooms both with bay windows and tiled fireplaces. A Wet Room with rear window has a pedestal wash hand basin, wc and wet floor with "Mira" shower.

Stairs lead to the lower level with access to the first basement room. There is a Kitchen Diner with basic fitted units. A spacious Rear Vestibule leads to the rear garden plus gives access to further sections of the basement and the 3rd double sized Bedroom/Family Room with rear facing bay window.

Viewing is recommended for this West End which offers excellent development potential. EPC = G.

# Measurements

Entrance Vestibule & Reception Hallway

Lounge  
4.24m x 5.49m (13'11 x 18'0)

Dining Room  
5.66m x 3.48m (18'7 x 11'5)

Kitchenette  
0.91m x 2.39m (3'0 x 7'10)

Bedroom 1  
3.68m x 5.36m (12'1 x 17'7)

Bedroom 2  
3.53m x 5.84m (11'7 x 19'2)

Wet Room

Downstairs Kitchen  
4.34m x 3.53m (14'3 x 11'7)

Rear Vestibule

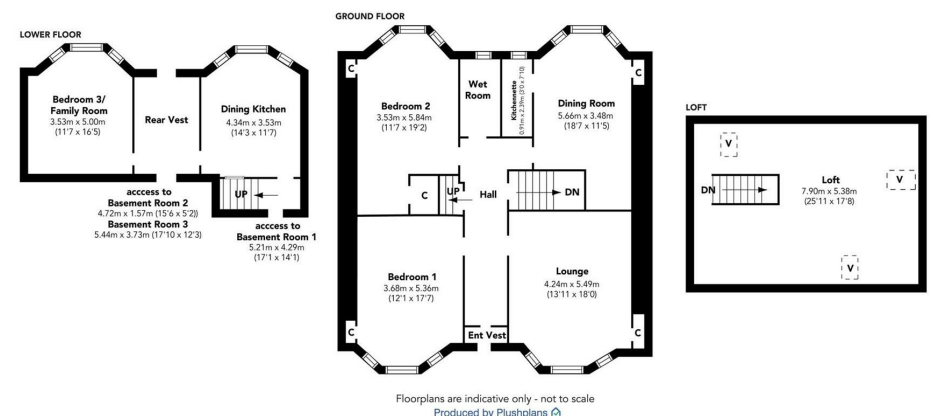
Bedroom 3 / Family Room  
3.53m x 5.00m (11'7 x 16'5)

Basement Room 1  
5.21m x 4.29m (17'1 x 14'1)

Basement Room 2  
4.72m x 1.57m (15'6 x 5'2)

Basement Room 3  
5.44m x 3.73m (17'10 x 12'3)

Loft  
7.90m x 5.38m (25'11 x 17'8)























#### Agents Notes:

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