



70, ELDON STREET, GREENOCK, PA16  
7RE







## Description

Occupying a desirable West End location commanding panoramic rear views beyond the Esplanade this three/four bedroom UPPER CONVERSION features a private south facing front garden. The superb rear views extend over the River Clyde spanning from the Rosneath Peninsula to Helensburgh with the hills beyond. Ideally positioned to view the passing liners which frequently visit Greenock. A private garage and driveway provide parking space for several cars. A degree of internal upgrading is required which is reflected in the asking price.

The loft space may offer future development potential subject to legal advice and requisite permissions being granted. An enclosed south facing drying green features mature shrubs/trees and a lawned plot. Specification includes: double glazing and gas central heating. There is a security door entry system.

Apartments comprise: Entrance Stair by timber door with front facing window leads to an Upper Landing. The Entrance Vestibule is reached by a single glazed door which in turn leads to the Reception Hallway by further single glazed. The Hall features coving and an ornate arch. The Lounge is a bright apartment with rear and side windows overlooking the Esplanade. This apartment features an oak style fireplace with living flame gas fire.

There is a which Dining Room could also be used as 4th bedroom. The Dining Kitchen offers windows to the front and side with beech style units, granite effect work surfaces and splashback tiling.

There are three double sized Bedrooms. The 1st bedroom is a spacious room with fireplace and windows to the side/rear plus wash hand basin. Bedroom 2 benefits from an Ensuite Shower Room with three piece suite offering a pedestal wash hand basin, wc and shower cubicle. There is an additional Shower Room with three piece suite including vanity wash hand basin, wc and shower cubicle.

Viewing is highly recommended for this substantial waterfront home with driveway and garage. EPC = E.

## Measurements

Entrance Stair / Upper Landing

Entrance Vestibule

Reception Hallway

Lounge

4.17m x 6.22m (13'8 x 20'5)

Dining Room / Bedroom 4

4.37m x 2.11m (14'4 x 6'11)

Dining Kitchen

4.06m x 5.51m (13'4 x 18'1)

Bedroom 1

5.23m x 4.65m (17'2 x 15'3)

Bedroom 2

3.84m x 3.86m (12'7 x 12'8)

Ensuite Shower Room

Bedroom 3

3.07m x 4.17m (10'1 x 13'8)

Shower Room



Floorplans are indicative only - not to scale  
Produced by Plusplans





















#### Agents Notes:

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