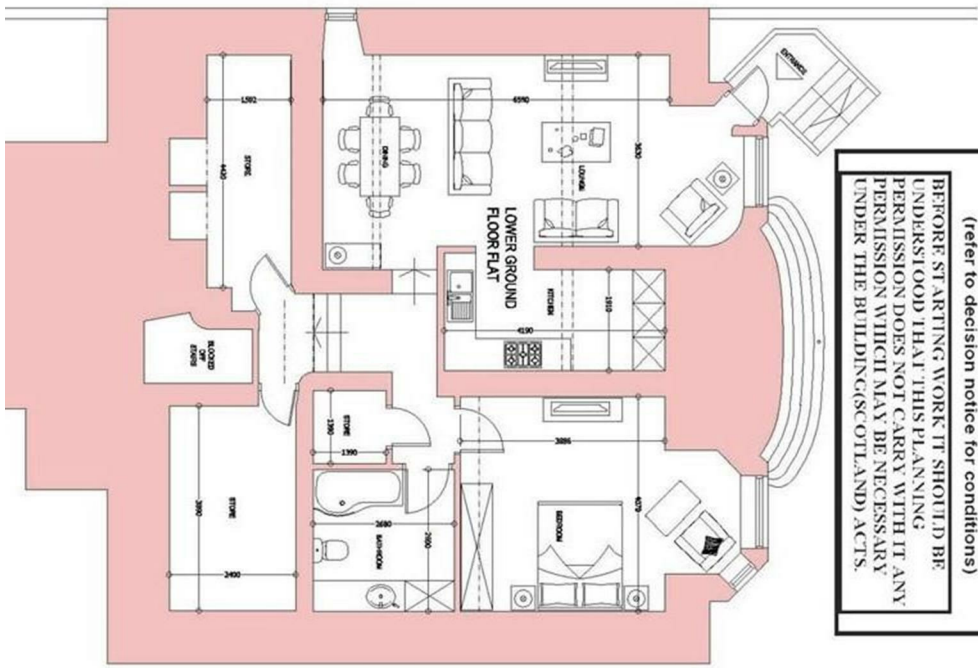




7B, HOUSTON STREET, GREENOCK, PA16
8DA





APPROVED
Regeneration and Planning
(refer to decision notice for conditions)
BEFORE STARTING WORK IT SHOULD BE UNDERSTOOD THAT THIS PLANNING PERMISSION DOES NOT CARRY WITH IT ANY PERMISSION WHICH MAY BE NECESSARY UNDER THE BUILDING(S/COTLAND) ACTS.



Description

Offering a rare development opportunity this former office forms the BASEMENT within a substantial West End property. Architects plans have been approved by Inverclyde Council for the creation of a one bedroom residential flat with private front entrance door. Only two other homes are situated within this substantial building which is set back from the street.

Centrally located close to the Town Centre with its range of shops and amenities. The waterfront at the Esplanade is just a short walk from the property.

Currently accommodation comprises: Two front facing rooms with single glazed windows. In addition, there are three internal box rooms, an inner hall and store room.

The plans for the one bedroom flat offer a lounge/dining room, internal kitchen, inner hallway, double sized bedroom and bathroom. In addition there would be two internal store rooms.

Viewing is highly recommended for this rare chance to create a home within an established residential property.

Measurements

Room 1
8.08m x 4.04m (26'6 x 13'3)

Room 2
4.06m x 6.22m (13'4 x 20'5)

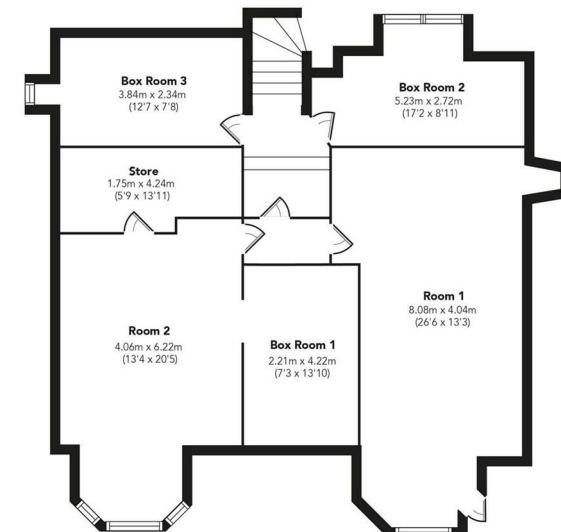
Box Room 1
2.21m x 4.22m (7'3 x 13'10)

Store Room
1.75m x 4.24m (5'9 x 13'11)

Inner Hall

Box Room 2
5.23m x 2.72m (17'2 x 8'11)

Box Room 3
3.84m x 2.34m (12'7 x 7'8)



Floorplans are indicative only - not to scale
Produced by Plushplans







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.

Find all our properties at: [**rightmove**](#)  [**Zoopla**](#)  [**nTheMarket.com**](#) [**s1homes.com**](#)