



11, FINNART ROAD, GREENOCK, PA16
8QE





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ESTATE AGENTS



Description

CLOSING DATE FRIDAY 3RD OCTOBER 11AM. Situated in a rarely available West End address this "Tardis-like" stunning, comprehensively upgraded and redesigned three bedroom, two public room MID TERRACED VILLA offers an immaculately presented and stylish family home with quality finishes/fittings throughout. In recent years the extensive renovations have included: replumbing, rewiring, reroofing plus refitting of the kitchen, bathroom and addition of an ensuite shower room.

Specification includes: double glazing and gas central heating. There is a partially floored loft accessed by wooden pull down ladder with single glazed skylight. The south facing enclosed garden offers two patios and lawned area which is perfect for relaxing on summer days. Conveniently located for local schooling, amenities and Greenock West railway station with frequent service to Glasgow.

Deceptively spacious accommodation comprises: Entrance Vestibule by stout timber door with window and tiled floor which leads in turn by single glazed door to the Hallway with ornate banister. WC compartment features a quality two piece suite. There is a bright front facing bay windowed Lounge. The Dining Room overlooks the rear garden with oak "Pergo" floor and fireplace.

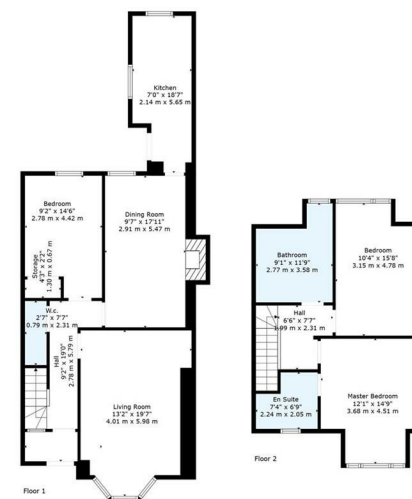
A luxury refitted Kitchen offers light oak style units, black granite effect work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, integrated fridge, freezer and dishwasher. A Utility Room includes washing machine and freezer. There is a downstairs double Bedroom with inbuilt wardrobe.

Stairs lead to Upper Landing. There are two bright, spacious double Bedrooms including master with quality Ensuite Shower Room which benefits from a double sized cubicle, vanity wash hand basin and wc. The Bathroom features a luxury four piece suite comprising: pedestal wash hand basin, wc, free standing bath and separate shower cubicle.

Inspection advised. EPC = D.

Measurements

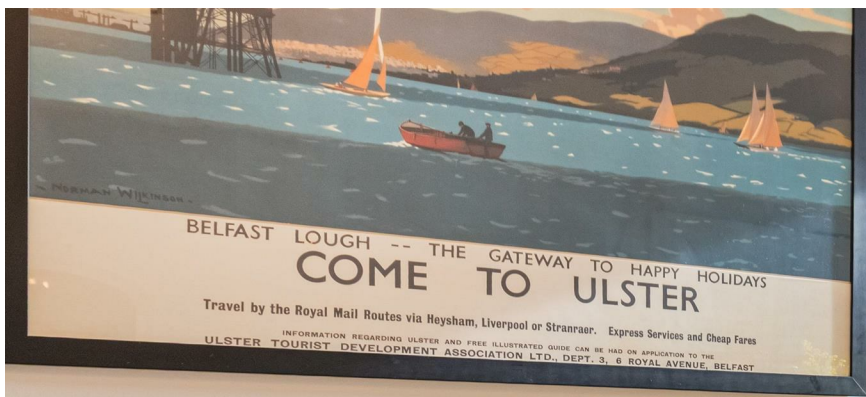
Entrance Vestibule
Hallway
2.79m x 2.31m (9'2 x 7'7)
Downstairs WC
0.79m x 2.31m (2'7 x 7'7)
Lounge
4.01m x 5.97m (13'2 x 19'7)
Dining Room
2.92m x 5.46m (9'7 x 17'11)
Kitchen / Utility Room
2.13m x 5.66m (7'0 x 18'7)
Downstairs Bedroom 1
2.79m x 4.42m (9'2 x 14'6)
Upper Landing
1.98m x 2.31m (6'6 x 7'7)
Master Bedroom
3.68m x 4.50m (12'1 x 14'9)
Ensuite Shower Room
2.24m x 2.06m (7'4 x 6'9)
Bedroom 3
3.15m x 4.78m (10'4 x 15'8)
Bathroom



TOTAL: 1340 sq. ft. 125 m2
FLOOR 1: 816 sq. ft. 76 m2, FLOOR 2: 524 sq. ft. 49 m2
EXCLUDED AREAS: STORAGE: 9 sq. ft. 1 m2, FIREPLACE: 10 sq. ft. 1 m2, LOW CEILING: 5 sq. ft. 0 m2,
WALLS: 129 sq. ft. 11 m2

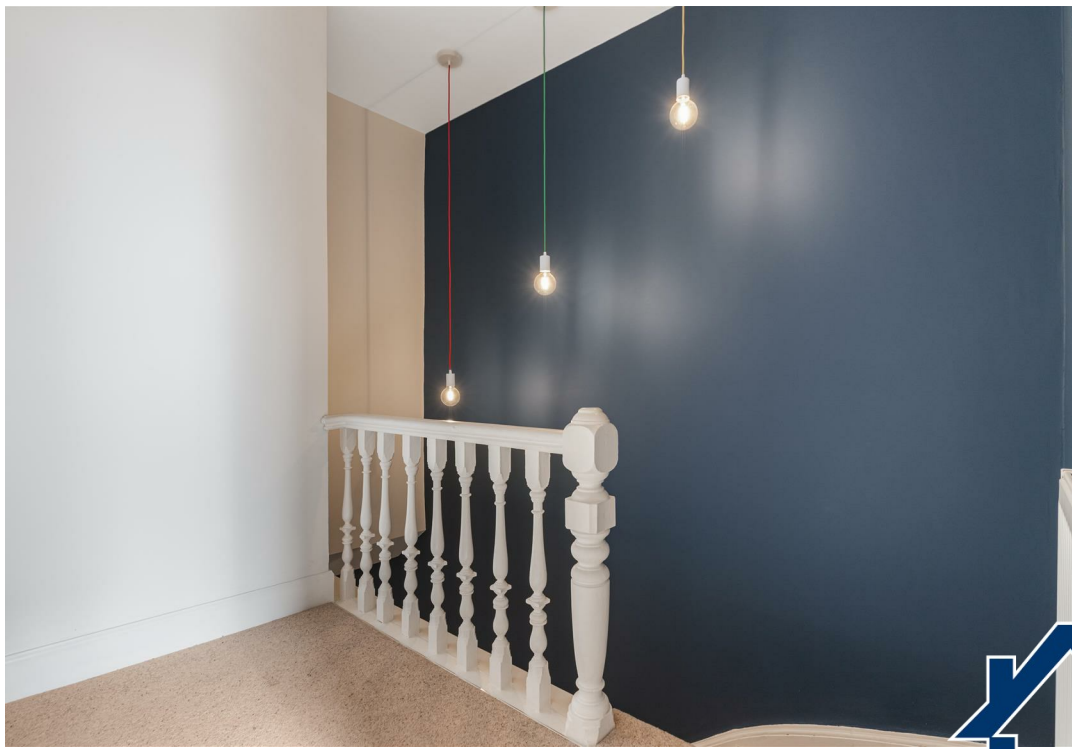
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

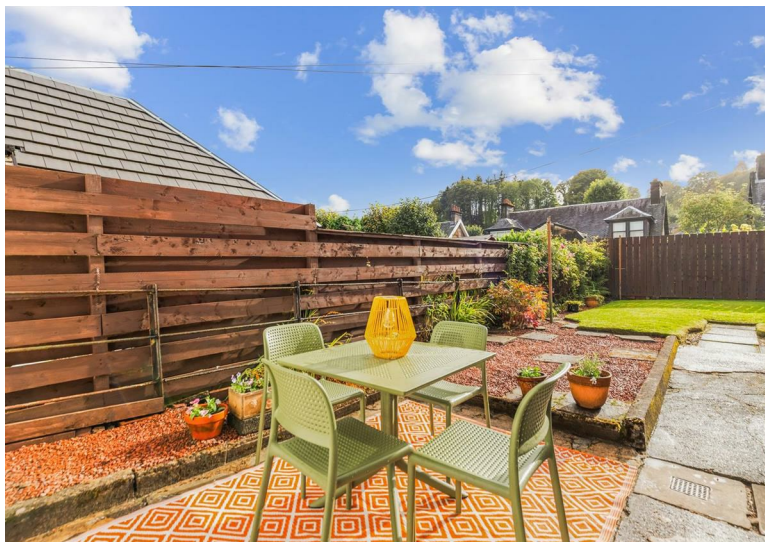












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