



22, ESPLANADE, GREENOCK, PA16 7RU



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ESTATE AGENTS





# **Description**

Located in the West End's most sought after waterfront location this stunning four bedroom modern SEMI DETACHED VILLA offers a substantial family home. Stylish interior has been upgraded in recent years with designer finishes and luxury details. Set within enclosed gardens which extend to the front and rear. There is a south facing rear garden with paved patio and lawned plot ideal for families. Spacious front garden offers a lawned plot next to a long monoblock driveway providing off street parking for several cars plus a further parking space is located in carport accessed from Eldon Street.

Impressive panoramic River Clyde views beyond the Esplanade spanning from Rosneath Peninsula to Helensburgh. Specification includes: double glazing and gas central heating.

Impressive accommodation comprises: Entrance Vestibule by double UPVC door leads by further UPVC double glazed door to the Hallway. There is a quality tiled Plumbed Cloakroom with side window plus two piece suite. The front facing bay windowed Lounge benefits from River Clyde views and recessed electric fire. Glazed double doors lead to the Dining Room with further sliding patio doors giving access to the Conservatory overlooking the garden.

There is a stylish Kitchen with high gloss/grained style units, solid work surfaces and wall tiling. A range of quality integrated appliances are included. The Utility Room with washing machine and tumble dryer has a double glazed door leading to the garden.

Stairs lead to the 1st Floor Landing with side window. There are two double Bedrooms and single Bedroom all with fitted wardrobes. Luxury designer Shower Room with twin vanity wash hand basins.

A stunning Master Bedroom/Ensuite Bathroom is set on the upper floor with front facing 8 light "Velux" window formation including two feature balconies plus 2 further rear "Velux" and fitted wardrobes. There is a free standing bath, wc and semi pedestal wash hand basin.

Must be viewed. EPC = C.

# **Measurements**

Entrance Vestibule / Hallway / WC  
2.24m x 6.10m (7'4" x 20'0")

Lounge  
4.34m x 5.23m (14'3" x 17'2")

Dining Room  
4.34m x 4.83m (14'3" x 15'10")

Conservatory  
3.30m x 3.33m (10'10" x 10'11")

Kitchen  
2.87m x 3.30m (9'5" x 10'10")

Utility Room  
1.47m x 1.93m (4'10" x 6'4")

1st Floor Landing

Bedroom 1  
3.71m x 5.56m (12'2" x 18'3")

Bedroom 2  
3.71m x 3.89m (12'2" x 12'9")

Bedroom 3  
2.87m x 3.53m (9'5" x 11'7")

Shower Room  
2.87m x 2.64m (9'5" x 8'8")

Top Floor Landing

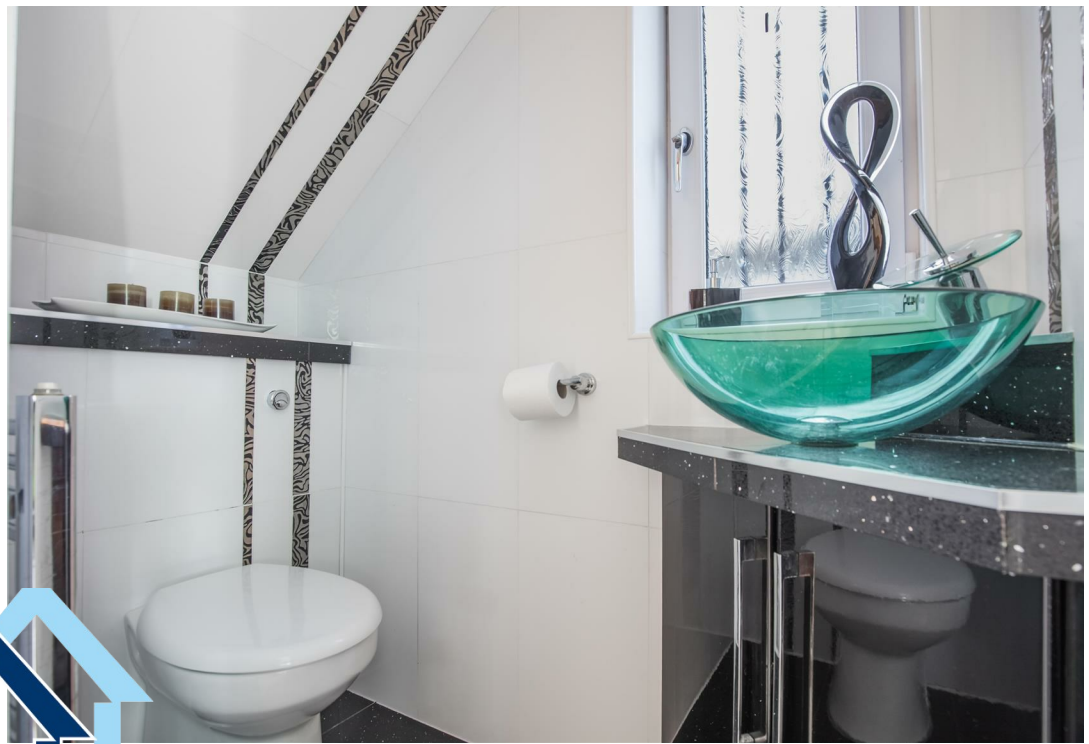
Master Bedroom / Ensuite Shower Room  
5.72m x 6.10m (18'9" x 20'0")























The  
next  
step..



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