



72, LYLE ROAD, GREENOCK, PA16 7QT





Description

Occupying a rarely available, desirable West End location this three bedroom SPLIT LEVEL DETACHED VILLA is set over three levels and is available as a cash purchase only. There are rear views beyond trees towards Gourock and River Clyde with the hills beyond. Lies convenient for Clydeview Academy and Fort Matilda railway station with frequent service to Glasgow perfect for commuters. Degree of upgrading is required.

Driveway offers parking for up to 3 cars and leads to garage with light/power installed, double glazed rear window formation, plus a freezer and tumble dryer are included. Lawned front garden. The rear garden features a spacious paved patio and lawned area on sloping site with mature shrubs. A basement cellar store which can be accessed from within the house or by rear door leads to further sections of basement. Specification includes: double glazing and oil fired central heating.

Entrance Level accommodation offers: Entrance Vestibule by double glazed timber door with glazed side panels and a courtesy door to garage. The Hallway has front window and inbuilt cupboard. There is a fitted Kitchen with side window and door leading to the Dining Room. The kitchen offers a range of white fitted units, grey concrete style work surfaces and splashback tiling. Appliances include: extractor hood, electric ceramic hob, oven, fridge/freezer and washing machine.

The Dining Room is on open plan with a short staircase leading to the Lounge which is a bright spacious room with feature picture window maximising the views and benefits from chimney breast with electric fire. The Shower Room with side window has a three piece suite including shower cubicle.

Stairs lead to the Lower Landing with cupboard providing access to further internal store. There are 3 double sized Bedrooms with wardrobe/cupboard storage. A hatch from bedroom 3 leads to the basement. The Bathroom has a side window plus suite including bath, pedestal wash hand basin and wc.

EPC = E

Measurements

Vestibule & Entrance Level Hall

Kitchen
3.15m x 3.07m (10'4 x 10'1)

Dining Room
4.70m x 3.07m (15'5 x 10'1)

Bathroom

1st Floor Landing

Lounge
4.62m x 5.82m (15'2 x 19'1)

Lower Landing

Bedroom 1
4.62m x 2.77m (15'2 x 9'1)

Bedroom 2
3.07m x 3.91m (10'1 x 12'10)

Bedroom 3
3.45m x 2.77m (11'4 x 9'1)

Bathroom

Main basement area
2.79m x 3.66m (9'2 x 12'0)

Garage
2.64m x 5.41m (8'8 x 17'9)













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](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)