



2/2, 2, LYLE ROAD, GREENOCK, PA16
7QP







Description

Occupying a highly desirable West End location close to the waterfront with views to the Battery Park this bright, stylish and beautifully presented two bedroom SECOND FLOOR FLAT is set within an attractive red sandstone property. This home would suit a variety of buyers including first time purchasers and downsizers. Aspects extend beyond the Battery Park to the River Clyde and the Rosneath Peninsula.

Specification includes: double glazing and gas central heating. There are period details including ornate cornicing, ceiling rose plus a character filled entrance stair with tiling and feature wrought iron banister. Additional benefits includes a south facing communal drying green and shared cellarage. The property lies convenient for amenities, local shops and transport facilities including Fort Matilda railway station with a frequent service to Glasgow which is ideal for commuters.

Impressive apartments comprise: generous sized welcoming Reception Hallway by timber door with stained glass panel above, inbuilt cupboard and vertical radiator. The airy, spacious front facing airy Lounge features views to the Battery Park with focal point ornate fireplace, living flame gas fire and shelved alcove.

The Dining Kitchen with rear window benefits from quality white high gloss units and grey high gloss marble style work surfaces work surfaces and splashback tiling. Appliances include: stainless steel extractor hood, range cooker with six ring gas hob, electric oven, fridge/freezer and integrated dishwasher. A Utility Room with rear window is accessed from the kitchen.

There are two double sized Bedrooms. There is a quality Bathroom with side window offering a three piece suite comprising: pedestal wash hand basin, wc and bath with mixer shower plus "Triton" shower. Additional benefits include: chrome style heated towel rail, tiled floor and partial wall tiling.

Viewing is essential for this impressive two bedroom home close to the waterfront. EPC = D



Measurements

Reception Hallway

Lounge

4.80m x 4.27m (15'9 x 14'0)

Dining Kitchen

4.93m x 4.85m (16'2 x 15'11)

Utility Room

1.70m x 3.10m (5'7 x 10'2)

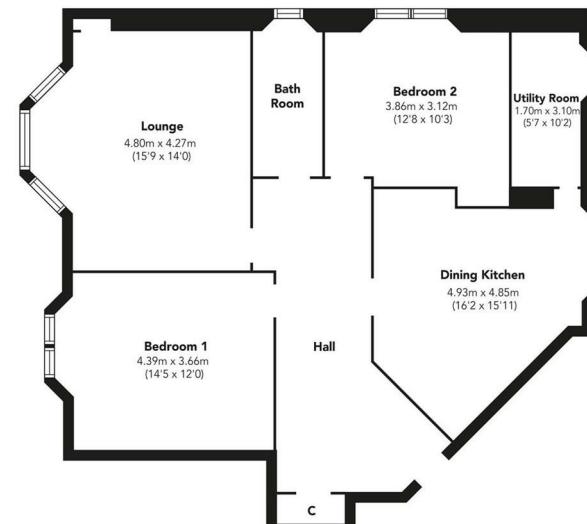
Bedroom 1

4.39m x 3.66m (14'5 x 12'0)

Bedroom 2

3.86m x 3.12m (12'8 x 10'3)

Bathroom













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.

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