



23, ESPLANADE, GREENOCK, PA16 7RU



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ESTATE AGENTS



Description

This particularly substantial, grand four bedroom **MAIN DOOR & BASEMENT LOWER CONVERSION** lies in the West End's most desirable waterfront address. We understand there have only been three owners since this Victorian property was built in 1852. Superb views beyond the Esplanade to the River Clyde, Rosneath Peninsula and hills beyond.

A shared driveway from Eldon Street leads to private parking area with space for up to six cars at the front of the house. The spacious private front garden features a gate to Esplanade plus generous sized lawned plot and composite deck perfect for relaxing on summer days. The current layout offers development potential to create self contained flat in the basement, subject to permissions being granted. Specification includes: double glazing, gas central heating and ornate period style detailing.

Impressive accommodation comprises: Entrance Vestibule by timber door with single glazed side panels and tiled floor. The spacious Reception Hallway features an ornate archway. There is a generous sized front facing Lounge with marble fireplace. An equally spacious Family Room offers front and side windows plus a marble fireplace with living flame gas fire. The Dining Room with ornate timber fireplace is a perfect space for entertaining with family/friends.

The airy Dining Kitchen offers quality fitted oak style units, island unit and solid granite work surfaces. Appliances include: stainless steel chimney extractor hood, 5 ring gas hob, electric oven and integrated microwave. A Utility Room is plumbed for washing machine. There is double Bedroom and Home Office on this floor. The Shower Room features a refitted three piece suite.

An internal staircase leads to the Lower Landing with Rear Vestibule and single glazed door providing access to the communal rear garden. There are three further spacious double Bedrooms. A quality refitted Bathroom features four piece suite including bath with mixer shower.

Must be viewed. EPC= C

Measurements

Entrance Vestibule / Hallway

Lounge
5.13m x 5.69m (16'10 x 18'8)

Family Room
4.95m x 5.66m (16'3 x 18'7)

Dining Room
5.00m x 4.50m (16'5 x 14'9)

Dining Kitchen
4.95m x 4.78m (16'3 x 15'8)

Utility Store
3.53m x 1.17m (11'7 x 3'10)

Bedroom 1
3.56m x 2.11m (11'8 x 6'11)

Home Office
4.06m x 2.51m (13'4 x 8'3)

Shower Room

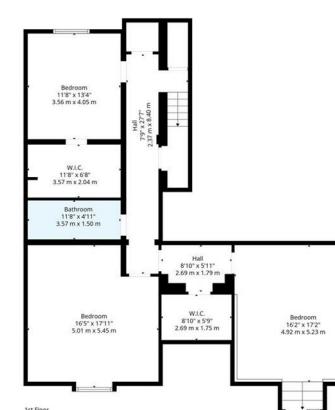
Lower Hallway / Rear Vestibule

Bedroom 2
5.00m x 5.46m (16'5 x 17'11)

Bedroom 3
4.93m x 5.23m (16'2 x 17'2)

Bedroom 4
3.56m x 4.06m (11'8 x 13'4)

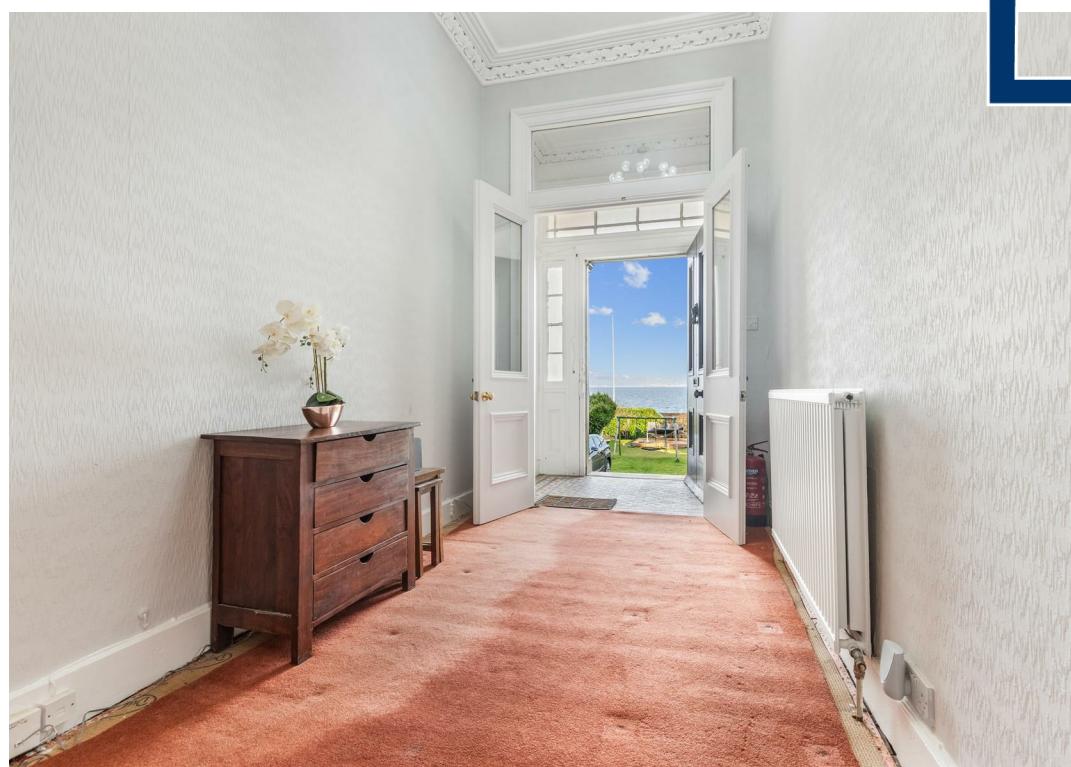
Bathroom



TOTAL 2038 sq ft, 189 m²
1st Floor: 532 sq ft, 49 m²; 2nd Floor: 1506 sq ft, 140 m²
EXCLUDED AREAS: W.I.C.: 150 sq ft, 14 m²; UNDEFINED: 21 sq ft, 2 m²; HALL: 218 sq ft, 20 m²,
UNDEFINED: 19 sq ft, 2 m²; FULL BATH: 66 sq ft, 6 m²; BEDROOM: 424 sq ft, 39 m²,
STORAGE: 58 sq ft, 5 m²; FIREPLACE: 8 sq ft, 1 m²; WALLS: 218 sq ft, 21 m²

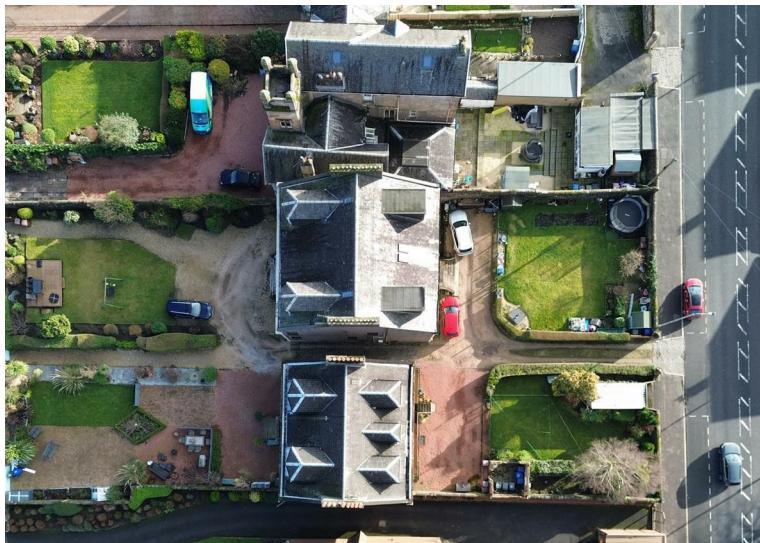
Floor Plan Created by [Culicis App](#). Measurements Deemed Highly Reliable but Not Guaranteed.











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