



*Brian Harkins
Estate Agents*

1A LYLE ROAD, GREENOCK, PA16 7QT

OFFERS OVER £320,000

C/TAX BAND: G

3 BEDROOM HOUSE - DETACHED

EPC BAND:D

A rarely available Unique DETACHED HOME nestled within beautiful mature exceptional private garden grounds and part of Greenock's west end with specular views over the Firth of Clyde and Hills beyond. Delightfully situated in a private and secluded position with dual access either from Lyle Road and the quiet Lyle Grove. Well located for access to a range of local amenities as well as transport links for further a field.

The Ground-floor features three good sized Bedrooms, two with expansive sea views, which are a standout, and large fitted wardrobes. third Bedroom over looking rear garden grounds. On this level there are also a large Utility Room with access for garden grounds, feature Vestibule Entrance and a spacious family Bathroom with corner jacuzzi bath, Tiling Throughout.

On the middle landing there is a Family Shower Room with ornate sink unit and separate spa shower cubicle.

Descending to the Upper level floor, the heart of the home reveals itself in a bright, open-plan Lounge and dining area with Panoramic views over Battery Park and Firth of Clyde. Fitted Breakfasting Kitchen with ample storage in both floor and wall mounted units, free standing gas Cooker. Study room over looking rear garden with the access to Conservatory at the rear of property.

The mature gardens grounds, to the front and rear of property. Standalone Single Garage at Entrance of Lyle Road.

The specification of the property includes Double Glazing and Gas Central Heating.

Viewing is strongly recommended to fully appreciate the uniqueness of this property.

Lounge
21'8" x 14'0" (6.61m x 4.28m)



Dining Room
8'11" x 12'7" (2.74m x 3.84m)



Kitchen
13'0" x 10'0" (3.98m x 3.07m)



Bedroom 1
13'10" x 9'11" (4.24m x 3.04m)



Bedroom 2
10'1" x 10'3" (3.08 x 3.13)



Bedroom 3
12'11" x 6'6" (3.94 x 2.00)



Bathroom
10'10" x 6'5" (3.32m x 1.96m)



Utility
10'4" x 6'0" (3.17m x 1.85m)

Study
10'7" x 7'5" (3.23m x 2.27m)



Shower Room
6'3" x 9'0" (1.91m x 2.75m)



Conservatory
10'0" x 12'0" (3.06m x 3.67m)



IMPORTANT NOTE TO PURCHASERS:
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) Energy Efficiency Rating		
(81-91) Very energy efficient - lower running costs		
(69-80) (92 plus) A		
(55-68) (81-91) B		82
(39-54) (69-80) C		
(21-38) (55-68) D		
(1-20) (39-54) E		
(1-20) (21-38) F		
(1-20) (1-20) G		
Not energy efficient - higher running costs		
Scotland		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		77
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		46
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		
	EU Directive 2002/91/EC	

