



**39, MARGARET  
STREET, GREENOCK, PA16 8BU**





# Description

Occupying a prime West End corner location with an immaculately presented interior this substantial three bedroom LOWER CONVERSION lies within a building of just three homes. Newly completed extensive upgrading works have included a new roof, rewiring, replumbing, new gas central heating system and installation of a new kitchen. The interior has been freshly decorated and new carpets/floor coverings added. Specification includes: partial double glazing and gas central heating system.

Private gardens extend to the front and side. The front garden is pebbled and there is an enclosed south facing lawned side garden with selection of plants and timber shed.

Impressive accommodation offering a flexible layout which is perfect for family living comprises: Entrance Vestibule by double timber doors leads by further glazed door to the Reception Hall which in turn gives access to a Grand Hallway with fireplace and internal Boxroom. The bright, spacious Lounge has a stone effect chimney breast. NB. the gas fire is disconnected.

An Inner Hallway with useful pantry store leads to the rear facing Kitchen with newly refitted white units and grey toned marble style work surfaces. There is a former fireplace which could be used for siting a range cooker. A corridor the 3rd Bedroom and WC compartment with two piece suite offering: pedestal wash hand basin and wc.

The Utility Room with Belfast sink also gives access to the Family/Dining Room which can also be reached from the hall. This room features a five light box bay window, ornate fireplace and living flame gas fire. A door leads in turn to the Conservatory which overlooks the side garden.

There are two front facing double sized Bedrooms. The Bathroom with side window offers a three piece suite comprising: vanity wash hand basin, wc, bath with mixer shower and shower cubicle with "Triton" shower.

Viewing is highly recommended for this spacious West End family home. EPC = C

# Measurements

Entrance Vestibule & Hallway

Grand Hall  
6.53m x 4.98m (21'5 x 16'4)

Lounge  
4.85m x 7.32m (15'11 x 24'0)

Conservatory  
1.85m x 4.57m (6'1 x 15'0)

Family / Dining Room  
4.88m x 6.15m (16'0 x 20'2)

Inner Hall

Dining Kitchen  
4.85m x 5.18m (15'11 x 17'0)

Utility Room  
4.45m x 3.76m (14'7 x 12'4)

Boxroom  
2.46m x 2.16m (8'1 x 7'1)

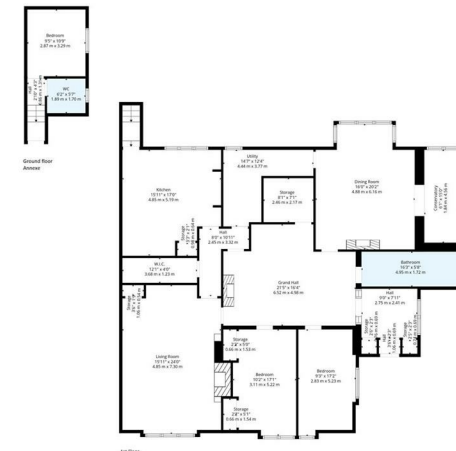
Bedroom 1  
3.10m x 5.21m (10'2 x 17'1)

Bedroom 2  
2.82m x 5.23m (9'3 x 17'2)

Bedroom 3  
2.87m x 3.28m (9'5 x 10'9)

WC Compartment

Bathroom













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step..



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