



15A, FOX STREET, GREENOCK, PA16 8BS

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ESTATE AGENTS





Description

Home Report value £380,000. Seldom available in sought after tree lined West End street offering elegant living this truly impressive, substantial six bedroom UPPER VILLA DUPLEX CONVERSION is set over two levels. This freshly decorated and character filled family home features traditional period style ornate detailing including: handrails, cornicing & ceiling roses. Access is by a shared section of driveway which leads to an enclosed private paved patio and private parking area offering space for several cars. A private rear external staircase leads to entrance door. Detached garage has light, water and power installed. Specification includes: gas central heating.

Private enclosed spacious lawned rear garden which is perfect for relaxing / entertaining with friends & family. Conveniently positioned for transport facilities and amenities including the waterfront at the Esplanade.

Impressive family accommodation comprises: Entrance Vestibule by stained glass door leads to the welcoming Reception Hallway with ornate detailing and Cloakroom with side window. There is a spacious Lounge with four light bay window formation and focal point marble fireplace with cast iron surround and living flame gas fire. The Dining Room features an ornate fireplace. There is a Breakfasting Kitchen with oak style units, island unit, black granite style work surfaces and splashback tiling. Appliances include: chimney extractor hood, range cooker and fridge/freezer. The Utility Room benefits from cupboard storage.

Two double Bedrooms are situated on this floor. The Shower Room features pedestal wash hand basin, wc and double sized shower cubicle.

Stairs lead to the Upper Landing. The Master Bedroom enjoys views over the West End towards the River Clyde. There is an Ensuite Bathroom with four piece suite including: spa bath, wc, bidet and pedestal wash hand basin. There are three further double Bedrooms and Boxroom / Home Office.

Viewing essential. EPC = D

Measurements

Vestibule, Reception Hall & Cloakroom

Lounge
6.02m x 4.32m (19'9" x 14'2")

Dining Room
4.09m x 3.93m (13'5" x 12'10")

Breakfasting Kitchen
4.01m x 4.68m (13'1" x 15'4")

Utility Room
4.01m x 1.17m (13'2" x 3'10")

Bedroom 1
4.07m x 4.10m (13'4" x 13'5")

Bedroom 2
2.96m x 4.05m (9'8" x 13'3")

Shower Room

Upper Landing

Master Bedroom, Ensuite Shower Room
3.86m x 4.07m (12'7" x 13'4")

Bedroom 4
3.88m x 2.96m (12'8" x 9'8")

Bedroom 5
3.86m x 2.91m (12'7" x 9'6")

Bedroom 6
3.88m x 3.10m (12'8" x 10'2")

Boxroom / Home Office
2.26m x 3.38m (7'5" x 11'1")













Agents Notes:

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