



*AN EXCEPTIONAL THREE-BEDROOM SPLIT-LEVEL
DETACHED VILLA, SITUATED WITHIN THE WEST
END AREA OF GREENOCK*



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We are delighted to present to the market this exceptional three-bedroom split-level detached villa, situated within a highly sought-after residential area of Greenock. Occupying an elevated position on the hillside, the property enjoys stunning views over Cardwell Bay and the River Clyde beyond, making it an ideal home for a wide range of buyers.

Extensively renovated and thoughtfully designed to maximise natural light, this impressive home combines contemporary style with flexible living accommodation. Finished to a high standard throughout, it offers an excellent blend of modern luxury, quality fixtures and fittings, and practical family living.

The Property

The entrance level features a stylish, contemporary kitchen fitted with an attractive range of wall and floor-mounted units, complemented by contrasting work surfaces and a selection of integrated appliances. The adjoining dining area provides the perfect setting for family meals and entertaining guests. A convenient door offers direct access to the garage, while a modern shower room completes this level.







A staircase from both the main hallway and dining area leads to the impressive formal lounge. Bathed in natural light from large picture windows, this elegant living space enjoys beautiful views across the rear garden and out towards the water.







On the lower level, the modern styling continues. There is additional internal storage accessed via a useful cupboard, along with three generously proportioned double bedrooms, all benefiting from built-in wardrobe or cupboard storage. Bedroom three also provides access to the basement via a hatch. The family bathroom features a side-facing window and is fitted with a bath, pedestal wash hand basin, and WC.





Bedroom 2

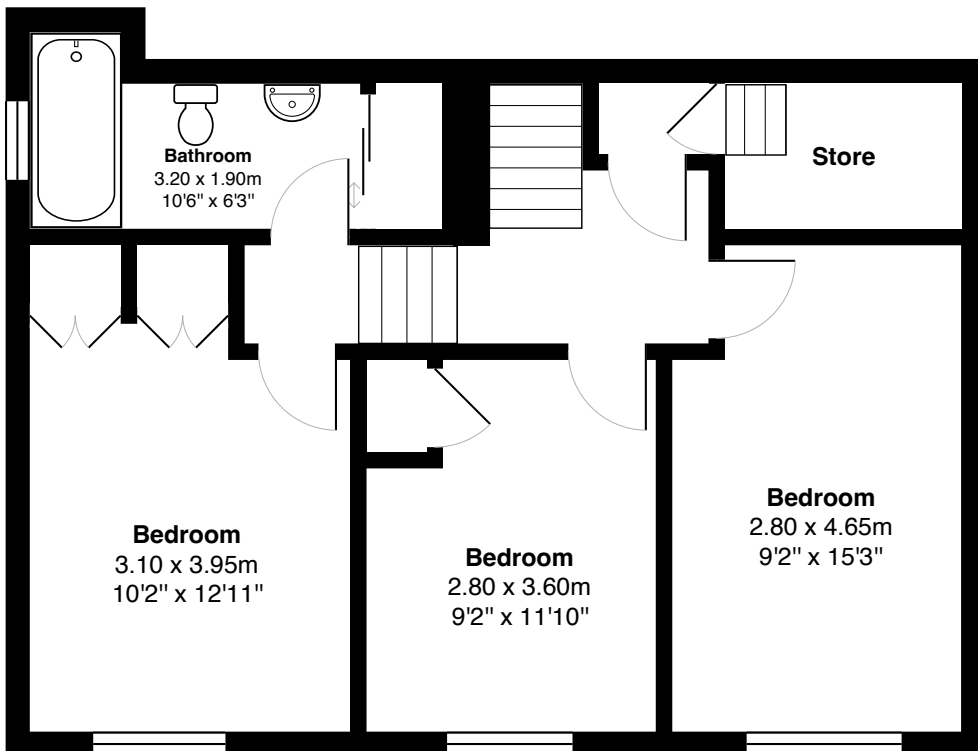
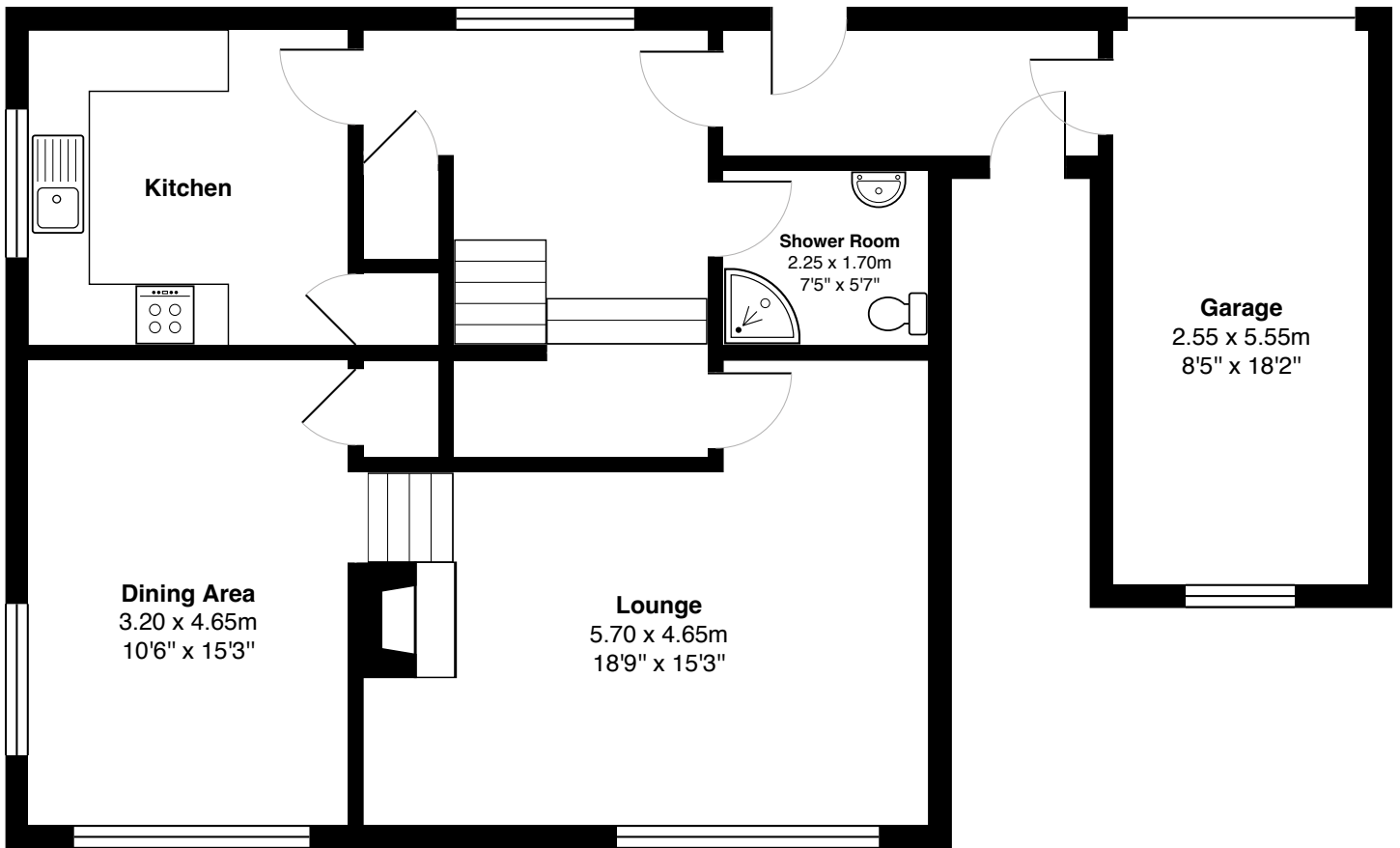




Bedroom 3







Gross internal floor area (m²): 130m²

EPC Rating: C



Externally, the rear garden is a standout feature. Generously sized and enjoying a sunny aspect, it provides a wonderful outdoor space for relaxing, entertaining, or further landscaping to suit individual requirements. Offering significant potential, this private garden is sure to appeal to families and gardening enthusiasts alike.

This fantastic home combines breathtaking views, flexible accommodation, and contemporary living in one of Greenock's most desirable locations.

The Property



72 Lyle Road enjoys a fantastic setting in the heart of Inverclyde, with the unrivalled beauty and broad coastal reaches of the River Clyde. Greenock, Gourock, and Port Glasgow town centres are within easy reach, along with the charming villages of Inverkip, Wemyss Bay, and Kilmacolm. Local amenities offer a comprehensive range of retail, leisure, and private education facilities, including St Columba's School in Kilmacolm, nine miles away.

Excellent transport links are nearby, with Fort Matilda, Greenock Central, and Greenock West stations providing direct rail journeys to Glasgow Central, while Gourock and Wemyss Bay offer car ferries to the Isle of Bute and Cowal Peninsula. Glasgow Airport is twenty minutes by road, and Glasgow city centre is thirty minutes away.

The area boasts excellent local schools, leisure activities, and outdoor pursuits, including boating and sailing, Gourock has its own yachting club, and Kip Marina, six miles away, is a hub for sailing on the Clyde. Recreational amenities include a heated outdoor swimming pool, gym, and several local golf courses.

The Location

