



44, ELDON STREET, GREENOCK, PA16
7RA





Description

Occupying a highly desirable West End address commanding panoramic rear views beyond the Esplanade over the River Clyde this character filled, elegant three bedroom UPPER CONVERSION features an unusually spacious private south facing and well tended landscaped garden. The garden benefits from a large level lawned plot ideal for families , two patio areas, outbuilding and greenhouse. A substantial private garage is accessed by a sliding door with light/power and an inspection pit. The long pebbled driveway provides off street parking for several cars. This home next to the waterfront is ideally positioned to view passing liners when they visit Greenock.

The partially floored loft is accessed by a metal pull down ladder and may offer future development potential, subject to legal advice and requisite permissions being granted. Specification includes: double glazing and gas central heating. Ornate period style detailing.

Apartments comprise: Entrance Hall by UPVC double glazed door with inbuilt cupboard leads to an ornate staircase inbuilt cupboard. A Lower Landing with further ornate staircase gives access to the Upper Landing offering a stained glass window with ornate arch. The generous sized bay windowed Lounge offers feature panelling and focal point marble fireplace with living flame gas fire.

The Kitchen with front window comprises: beech style units, black marble effect work surfaces and partial wall tiling. Appliances include: extractor hood, electric ceramic hob, oven, integrated fridge/freezer, washing machine and dishwasher.

There are three double sized Bedrooms. The 1st and 2nd bedrooms benefit from fitted wardrobe storage. The quality Shower Room with side window features a three piece suite including: vanity wash hand basin within white high gloss unit, wc and double sized shower cubicle. There is wall/floor tiling, decorative panelled ceiling and heated towel rail.

Viewing is highly recommended for this waterfront home. EPC = D

Measurements

Entrance Hallway / Staircase

Lower Landing

Upper Landing

Lounge

7.09m x 5.13m (23'3 x 16'10)

Kitchen

3.84m x 2.34m (12'7 x 7'8)

Bedroom 1

3.86m x 4.39m (12'8 x 14'5)

Bedroom 2

3.45m x 4.55m (11'4 x 14'11)

Bedroom 3 / Dining Room

4.62m x 4.04m (15'2 x 13'3)

Shower Room

Garage

6.38m x 3.68m (20'11 x 12'1)













Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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