



15A, FOX STREET, GREENOCK, PA16 8BS





Description

Seldom available in sought after tree lined West End street offering elegant living this truly impressive and 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. The private rear external staircase leads to the entrance door. A detached garage has light, water and power installed. Specification includes: gas central heating.

There is a 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.

The 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 is 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:

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.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

The
next
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)