



72, LYLE ROAD, GREENOCK, PA16 7QT





# **Description**

**\*\* CASH PURCHASE ONLY \*\*** Occupying a rarely available, desirable West End location this three bedroom **SPLIT LEVEL DETACHED VILLA** is set over three levels. There are rear views beyond trees towards Gourock and River Clyde with the hills beyond. Lies convenient for Clydeview Academy and Fort Matilda railway station with frequent service to Glasgow perfect for commuters. **UPGRADING IS REQUIRED.**

Driveway offers parking for up to 3 cars and leads to garage with light/power installed, double glazed rear window formation, plus a freezer and tumble dryer are included. Lawned front garden. The rear garden features a spacious paved patio and lawned area on sloping site with mature shrubs. A basement cellar store which can be accessed from within the house or by rear door leads to further sections of basement. Specification includes: double glazing and oil fired central heating.

Entrance Level accommodation offers: Entrance Vestibule by double glazed timber door with glazed side panels and a courtesy door to garage. The Hallway has front window and inbuilt cupboard. There is a fitted Kitchen with side window and door leading to the Dining Room. The kitchen offers a range of white fitted units, grey concrete style work surfaces and splashback tiling. Appliances include: extractor hood, electric ceramic hob, oven, fridge/freezer and washing machine.

The Dining Room is on open plan with a short staircase leading to the Lounge which is a bright spacious room with feature picture window maximising the views and benefits from chimney breast with electric fire. The Shower Room with side window has a three piece suite including shower cubicle.

Stairs lead to the Lower Landing with cupboard providing access to further internal store. There are 3 double sized Bedrooms with wardrobe/cupboard storage. A hatch from bedroom 3 leads to the basement. The Bathroom has a side window plus suite including bath, pedestal wash hand basin and wc.

EPC = E

# **Measurements**

## Vestibule & Entrance Level Hall

Kitchen  
3.15m x 3.07m (10'4 x 10'1)

Dining Room  
4.70m x 3.07m (15'5 x 10'1)

## Bathroom

## 1st Floor Landing

Lounge  
4.62m x 5.82m (15'2 x 19'1)

## Lower Landing

Bedroom 1  
4.62m x 2.77m (15'2 x 9'1)

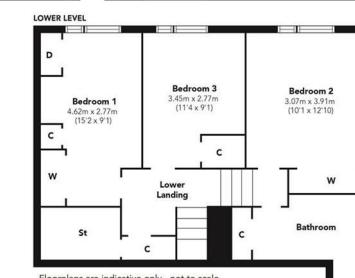
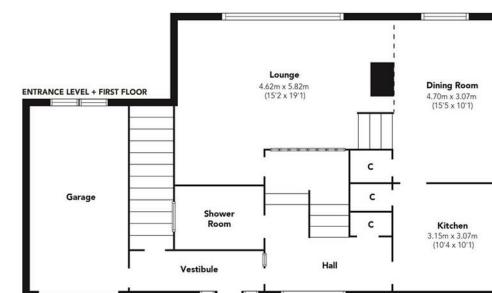
Bedroom 2  
3.07m x 3.91m (10'1 x 12'10)

Bedroom 3  
3.45m x 2.77m (11'4 x 9'1)

## Bathroom

Main basement area  
2.79m x 3.66m (9'2 x 12'0)

Garage  
2.64m x 5.41m (8'8 x 17'9)

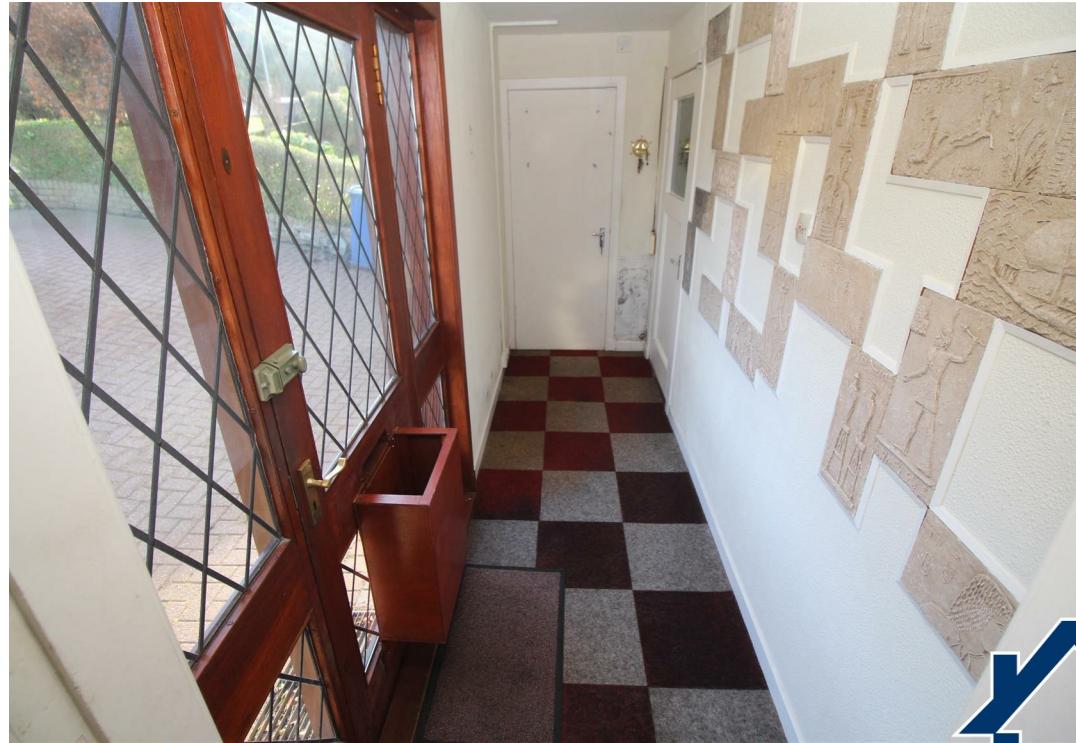


Floorplans are indicative only - not to scale  
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