



Upper Birnam, 88 Newark Street Greenock

Offers Over £440,500



4



3



3

Summary

Presented to the market in truly exceptional walk-in condition and occupying one of Greenock's most admired residential positions, Upper Birnam is a remarkable Victorian upper conversion of extraordinary scale, elegance and character and is proudly brought to market by Bowman Rebecchi – The Home of Property.

Properties delivering this level of scale, flexibility, original character and outdoor amenity are exceptionally rare within the Greenock marketplace. Early viewing is therefore strongly advised to fully appreciate the quality, grandeur and unique appeal of this outstanding home.

Features

- Home Report Available
- Virtual Tour and Video Below
- Prestigious West End Location
- Grand Period Features
- Upper Conversion
- Four Bedrooms
- Extraordinary Gardens
- Driveway and Double Garage
- Full Rewire in 2023
- EPC Rating - C
- Inverclyde Council Tax Band - F

Upper Birnam, 88 Newark Street Greenock



A MAGNIFICENT VICTORIAN RESIDENCE OFFERING EXCEPTIONAL CHARACTER AND CLYDE VIEWS

Upper Birnam makes an unforgettable first impression, approached through beautifully maintained private grounds and welcomed by an elegant entrance veranda with a sun-filled terrace overlooking the gardens.

Inside, the flexible accommodation begins with a welcoming family snug, currently used as a home office, before opening into a magnificent bay-windowed lounge where breathtaking views across the River Clyde take centre stage. A further reception room, presently a games and crafts room, offers the flexibility to be reinstated as a generous double bedroom.

At the heart of the home is the spectacular formal dining room, an architectural highlight that was once part of the original staircase hall, alongside a beautifully appointed dining kitchen with extensive cabinetry and ample space for family life and entertaining. A luxurious family bathroom completes the main level.

Upstairs, a grand oak staircase leads to a charming library landing, an exceptional principal bedroom with panoramic river views and en-suite WC, a further versatile double bedroom, and an elegant family bathroom. Throughout the home, original period features blend effortlessly with modern comforts, while three fully operational stoves add warmth and character to this truly remarkable Victorian residence.

Rarely found with an upper conversion, Upper Birnam boasts exceptional private gardens across multiple landscaped levels, with expansive lawns, secluded seating areas, a private hot tub, driveway parking and a substantial double garage accessed from Mews Lane. Combining magnificent Victorian architecture, panoramic River Clyde views and remarkable outdoor space, Upper Birnam offers a truly unique lifestyle opportunity.

A SUPERB LOCATION - The property is situated on Newark Street in Greenock, one of the town's most highly sought-after residential addresses, renowned for its collection of some of Greenock's finest period and contemporary homes. This prestigious setting offers an excellent balance of peaceful residential living while remaining conveniently positioned for access to a wide range of local amenities and leisure facilities. The surrounding area also benefits from a range of local shops, schools and services, making this an exceptionally convenient and well-connected location for a wide variety of purchasers.

SCHOOL CATCHMENTS - The subjects are within the catchment area for St Mary's and Ardgowan Primary Schools, as well as Clydevue Academy and Notre Dame High Schools.

COUNCIL TAX BAND - Inverclyde Council - Band F - £3,662.25 per annum as of June 2026.

EPC - The current rating is band C (70). The average rating for EPCs in Scotland is band D (61).

VIEWINGS - Viewings can be arranged by appointment with Bowman Rebecchi Estate Agents.

View Online



360° Tour



Floorplan



Video

