



**85, BRISBANE
STREET, GREENOCK, PA16 8NX**





Description

Occupying a prime West End corner location next to Glenpark cricket ground featuring a beautiful, immaculate character filled interior this substantial three/four bedroom LOWER CONVERSION has been comprehensively upgraded in recent years. Improvements included: installation of a quality kitchen, bathroom, wc compartment, windows and wood burner stove. Double glazing and gas central heating system (new boiler in '25).

Private gardens extend to front, side and rear. A particular feature is the enclosed south facing landscaped rear garden with paved patio and lawn perfect for relaxing with family/friends on summer days plus shed. The front and side gardens are pebbled.

Impressive accommodation offers flexible layout perfect for families. Entrance Vestibule by double doors leads by further glazed door to Reception Hall with period style ornate detailing, walk in cupboard and elevated window. Luxury WC Compartment with side window and quality suite. Further Rear Hall with cupboard. The bright, spacious Lounge with five light bay window plus side window has a focal point fireplace, wood burner stove and alcove.

The luxury Breakfasting Kitchen with side window features quality high gloss units and work surfaces. A range of integrated appliances including: induction hob, double oven, integrated fridge/freezer and dishwasher. An Inner Hall leads to the Utility Room with front window offers white fitted units and oak style work surfaces.

An airy Family Room reached from the kitchen overlooks the rear garden with French doors and two rear facing windows. There is a separate Dining Room / 4th Bedroom with fireplace and side window.

There are three double sized Bedrooms perfect for family living. Luxury Bathroom with "Velux" comprises: feature vanity wash hand basin, wc, bath and shower cubicle with chrome style shower. Additional features include: wall/floor tiling and heated towel rail.

This stunning, spacious West End home must be seen. EPC = C.

Measurements

Entrance Vestibule
Reception Hallway
WC Compartment
Lounge
5.38m x 5.77m (17'8 x 18'11)
Family Room
6.81m x 3.68m (22'4 x 12'1)
Dining Room / Bedroom 4
4.85m x 3.53m (15'11 x 11'7)
Kitchen
3.91m x 3.66m (12'10 x 12'0)
Utility Room
2.74m x 3.23m (9'0 x 10'7)
Rear Hall
Bedroom 1
4.50m x 4.80m (14'9 x 15'9)
Bedroom 2
5.54m x 3.81m (18'2 x 12'6)
Bedroom 3
5.23m x 3.33m (17'2 x 10'11)



TOTAL: 2175 sq. ft. 202 m2
 1st floor: 2175 sq. ft. 202 m2
 EXCLUDED AREAS: STORAGE: 39 sq. ft. 3 m2, PORCH: 23 sq. ft. 2 m2, BAY WINDOW: 3 sq. ft. 0 m2,
 FIREPLACE: 11 sq. ft. 1 m2, WALLS: 103 sq. ft. 11 m2
 Floor Plan Created By CalcApp. Measurements Deemed Highly Reliable But Not Guaranteed.













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