



23, ESPLANADE, GREENOCK, PA16 7RU





# Description

This particularly substantial, grand four bedroom MAIN DOOR & BASEMENT LOWER CONVERSION lies in the West End's most desirable waterfront address. We understand there have only been three owners since this Victorian property was built in 1852. Superb views beyond the Esplanade to the River Clyde, Rosneath Peninsula and hills beyond.

A shared driveway from Eldon Street leads to private parking area with space for up to six cars at the front of the house. The spacious private front garden features a gate to Esplanade plus generous sized lawned plot and composite deck perfect for relaxing on summer days. The current layout offers development potential to create self contained flat in the basement, subject to permissions being granted. Specification includes: double glazing, gas central heating and ornate period style detailing.

Impressive accommodation comprises: Entrance Vestibule by timber door with single glazed side panels and tiled floor. The spacious Reception Hallway features an ornate archway. There is a generous sized front facing Lounge with marble fireplace. An equally spacious Family Room offers front and side windows plus a marble fireplace with living flame gas fire. The Dining Room with ornate timber fireplace is a perfect space for entertaining with family/friends.

The airy Dining Kitchen offers quality fitted oak style units, island unit and solid granite work surfaces. Appliances include: stainless steel chimney extractor hood, 5 ring gas hob, electric oven and integrated microwave. A Utility Room is plumbed for washing machine. There is double Bedroom and Home Office on this floor. The Shower Room features a refitted three piece suite.

An internal staircase leads to the Lower Landing with Rear Vestibule and single glazed door providing access to the communal rear garden. There are three further spacious double Bedrooms. A quality refitted Bathroom features four piece suite including bath with mixer shower.

Must be viewed. EPC= C

# Measurements

Entrance Vestibule / Hallway

Lounge  
5.13m x 5.69m (16'10" x 18'8")

Family Room  
4.95m x 5.66m (16'3" x 18'7")

Dining Room  
5.00m x 4.50m (16'5" x 14'9")

Dining Kitchen  
4.95m x 4.78m (16'3" x 15'8")

Utility Store  
3.53m x 1.17m (11'7" x 3'10")

Bedroom 1  
3.56m x 2.11m (11'8" x 6'11")

Home Office  
4.06m x 2.51m (13'4" x 8'3")

Shower Room

Lower Hallway / Rear Vestibule

Bedroom 2  
5.00m x 5.46m (16'5" x 17'11")

Bedroom 3  
4.93m x 5.23m (16'2" x 17'2")

Bedroom 4  
3.56m x 4.06m (11'8" x 13'4")

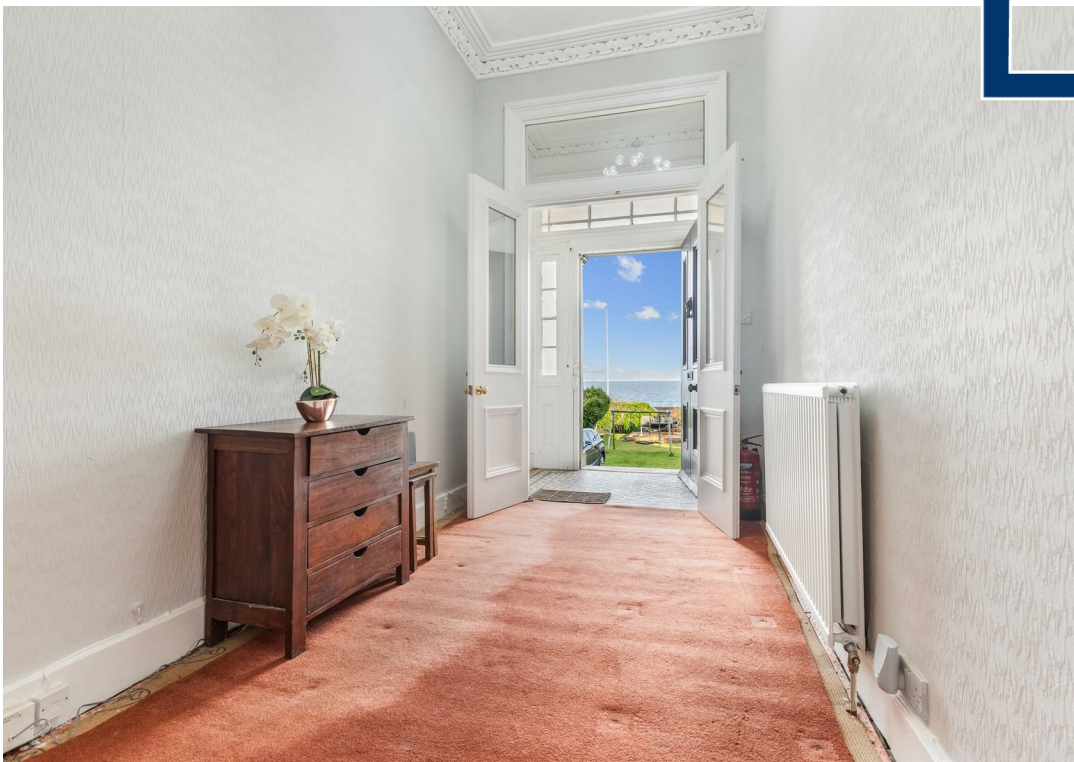
Bathroom



**TOTAL: 2038 sq. ft, 189 m<sup>2</sup>**  
 1st floor: 325 sq. ft, 30 m<sup>2</sup>; 2nd floor: 1713 sq. ft, 159 m<sup>2</sup>  
 EXCLUDED AREAS: W.I.C.: 150 sq. ft, 14 m<sup>2</sup>; UNDEFINED: 21 sq. ft, 2 m<sup>2</sup>; HALL: 218 sq. ft, 20 m<sup>2</sup>,  
 UNDEFINED: 19 sq. ft, 2 m<sup>2</sup>; FULL BATH: 66 sq. ft, 6 m<sup>2</sup>; BEDROOM: 424 sq. ft, 39 m<sup>2</sup>,  
 STORAGE: 58 sq. ft, 5 m<sup>2</sup>; FIREPLACE: 8 sq. ft, 1 m<sup>2</sup>; WALLS: 218 sq. ft, 21 m<sup>2</sup>

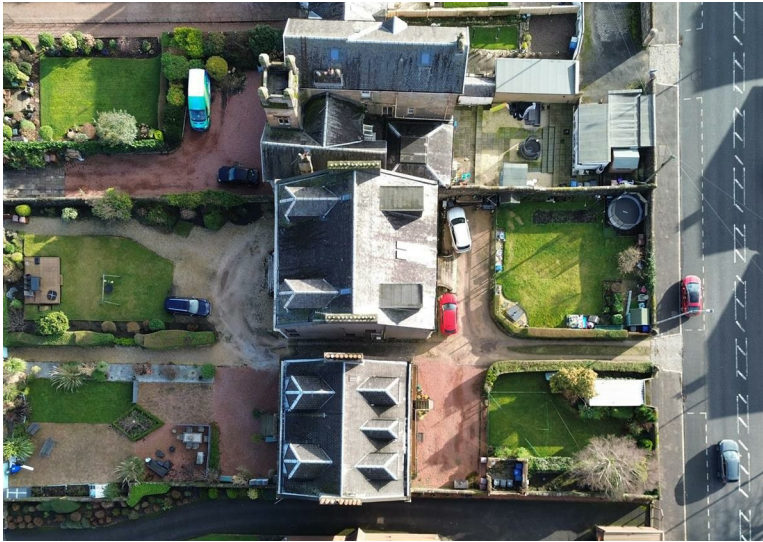












The  
next  
step..



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](http://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](mailto:sales@neillclerk.co.uk)**

**w: [www.neillclerk.co.uk](http://www.neillclerk.co.uk)**



**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.