


# 31C, MARGARET STREET, GREENOCK, PA16 8BU

neillclerk
ESTATE AGENTS









# Description

Set within a traditional Georgian sandstone property built in the early 19th century before 1818 this character filled, elegant "B" Listed two bedroom FIRST FLOOR VILLA FLAT enjoys an exclusive off street West End location accessed by a communal driveway. Just four flats are located in the building. There are two private sections of garden. An enclosed south facing garden with lawn and paved patio is situated to the front of the property plus there is a further section of lawn to the rear. An allocated parking space is situated to the front of the building. Rear views to River Clyde.

Specification includes: gas central heating & double glazing. Staircase leads to basement with a private cellar providing storage. Private loft area.

Impressive accommodation comprises: Pillared Entrance gives access to the Shared Vestibule is reached by a stout timber door which leads by further glazed door to a grand Hallway with pillars and ornate banister. The private Entrance Vestibule is accessed by timber door and in turn leads by a glass panelled door to the Reception Hallway with walk in cupboard. There is a bright front facing Lounge with marble fireplace and gas coals effect fire. The fitted Dining Kitchen features a range of antique pine style units and marble effect work surfaces. Appliances include: electric ceramic hob, oven and tumble dryer. The Utility Room/ additional kitchen area offers white fitted units and granite effect work surfaces. A dishwasher, washing machine and fridge/freezer are included.

There are two double sized Bedrooms. The 1st rear facing bedroom is a particularly spacious room. Bedroom 2 features a cast iron fireplace with tiled inset. The Shower Room with rear window offers a 3 piece suite comprising: vanity wash hand basin set within white high gloss unit, wc & double sized shower cubicle with chrome style shower. Additional benefits include: mix of wall tiling and wet wall panelling.

Early inspection is advised. EPC = D.

# Measurements

Entrance Vestibule

Reception Hallway

Lounge
5.74m x 3.86m (18'10 x 12'8)

Dining Kitchen
4.78m x 3.35m (15'8 x 11'0)

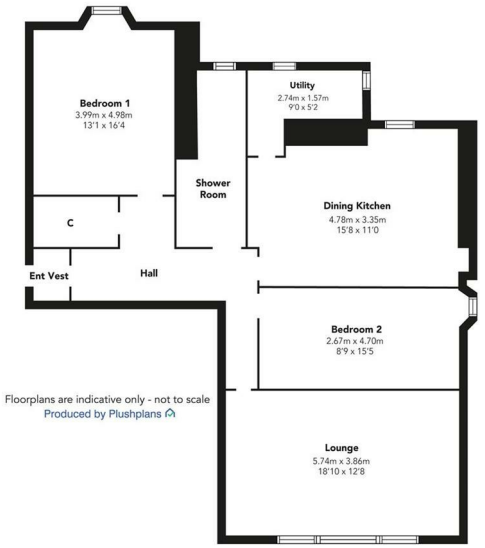
Utility Room/Kitchen
2.74m x 1.57m (9'0 x 5'2)

Bedroom 1
3.99m x 4.98m (13'1 x 16'4)

Bedroom 2
2.67m x 4.70m (8'9 x 15'5)

Shower Room

Private Cellar
6.58m x 2.13m (21'7 x 7'0)































**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.

Find all our properties at: rightmove Zoopla OnTheMarket.com s1homes.com

## 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**

neillclerk ESTATE AGENTS