



12, FORT MATILDA
PLACE, GREENOCK, PA16 7TU



 neillclerk
ESTATE AGENTS



Description

This immaculately presented, comprehensively newly upgraded five bedroom DETACHED BUNGALOW occupies a sought after West End cul de sac location and offers an excellent family home. Renovation works completed in 2025 include: fitting of new gas central heating system, replacement of double glazed doors & some double glazed windows, new internal doors/skirtings/internal staircase, installation of kitchen, utility room & bathroom. Freshly decorated/recarpeted interior.

Driveway offers parking for several cars leading to the detached garage with side courtesy door, light and power installed. There is an enclosed lawned front garden. The south facing rear garden backs onto Lyle Hill and features paved patio, lawn and pebbled area. This is a perfect space for relaxing on summer days. Conveniently located for Fort Matilda railway station with frequent service to Glasgow which is ideal for commuters and the Battery Park is just a short walk away.

Superb accommodation comprises: Entrance Vestibule reached by single glazed timber door which leads by UPVC double glazed door to the Hall which benefits from an inbuilt cupboard. The bright Lounge features a corner bay window formation. There is a separate Dining Room overlooking the rear garden which is a great space for relaxing/entertaining.

The quality refitted Kitchen features olive toned units, maple style work surfaces and stainless steel chimney extractor hood. There is access from the kitchen to the fitted Utility Porch with UPVC double glazed door leading to the garden.

There are two downstairs double sized Bedrooms. The luxury refitted Bathroom comprises: vanity wash hand basin, wc and shower bath with chrome style shower plus heated towel rail.

Stairs lead to the Upper Landing with storage cupboard. There are three further double sized Bedrooms. Plumbing in the rear bedroom would ease any future installation of an ensuite shower room.

Viewing essential for this beautifully presented home. EPC= D

Measurements

Entrance Vestibule

Hallway

Lounge
4.65m x 4.17m (15'3" x 13'8")

Dining Room
3.78m x 4.22m (12'5" x 13'10")

Kitchen
3.45m x 3.02m (11'4" x 9'11")

Utility Porch
2.44m x 2.24m (8'0" x 7'4")

Master Bedroom
3.86m x 3.53m (12'8" x 11'7")

Bedroom 2
3.43m x 3.02m (11'3" x 9'11")

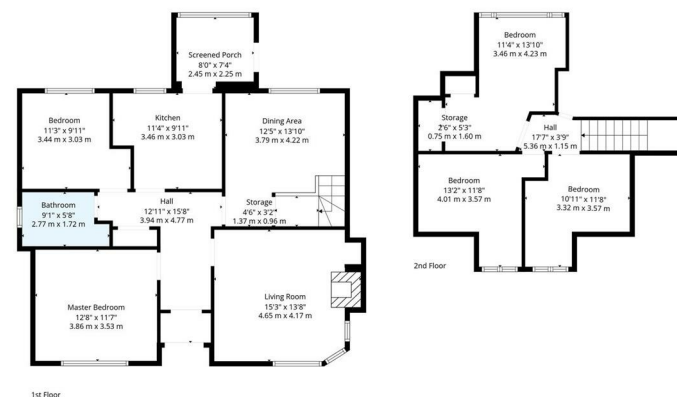
Bathroom
2.77m x 1.73m (9'1" x 5'8")

Upper Landing

Bedroom 3
3.45m x 4.22m (11'4" x 13'10")

Bedroom 4
4.01m x 3.56m (13'2" x 11'8")

Bedroom 5
3.33m x 3.56m (10'11" x 11'8")



1st Floor

2nd Floor



TOTAL: 1278 sq. ft. 119 m²
1st floor: 885 sq. ft. 82 m², 2nd floor: 393 sq. ft. 37 m²
EXCLUDED AREAS: SCREENED PORCH: 59 sq. ft. 6 m², STORAGE: 31 sq. ft. 3 m², LOW CEILING: 38 sq. ft. 4 m², WALLS: 118 sq. ft. 10 m²

Floor Plan Created By neillclerk App. Measurements Derived From neillclerk But Not Guaranteed.

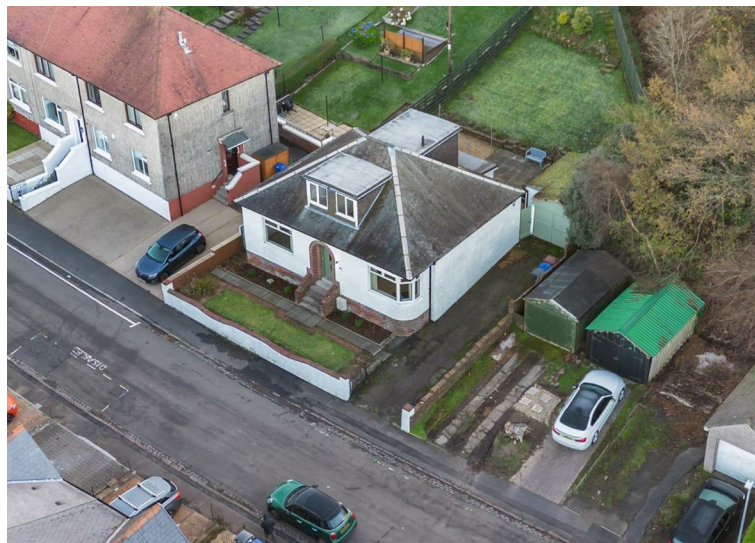












The
next
step..



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



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](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)