



7A, HOUSTON STREET, GREENOCK, PA16  
8DA



 neillclerk  
ESTATE AGENTS





## **Description**

Offering a beautifully presented and comprehensively upgraded generous sized four/five bedroom UPPER CONVERSION which is set over the first floor and attic levels of a substantial central West End property. In 2014 the interior was fully refurbished and redesigned to create the current highly impressive family home. Specification includes: installation of "Kingspan" wall insulation, a fire suppression system, "Sonos" sound system throughout the house, plus the interior was rewired and replumbed. Specification includes: gas central heating, double glazing and Karndean flooring.

The landscaped south facing rear garden features an enclosed decked area perfect for relaxing with family/friends with artificial grass plot adjacent. There is feature lighting and external power points. Front garden benefits from two private lawned plots to either side of the entrance path. Enjoys a central location set back from the street convenient for the town centre with all its amenities plus the waterfront is nearby.

Stunning interior comprises: Entrance Vestibule by UPVC double glazed door. There is a quality Shower Room with rear window and three piece suite. Stairs lead to the main Hallway with inbuilt cupboard. There is a spacious and bright front facing Lounge with additional side window.

The luxury Breakfasting Kitchen features high gloss dark grey units, solid granite work surface and island unit. Appliances include: stainless steel chimney extractor hood, five ring gas hob, two ovens, fridge/freezer, integrated dishwasher, washing machine and tumble dryer. The Master Bedroom benefits from its own Dressing Room. There is a further Bedroom on this level. The luxury Bathroom offers twin vanity wash hand basins, freestanding bath and wc.

Stairs lead to Upper Landing with inbuilt cupboard. There are two more generous sized double Bedrooms. A further room has plumbing for a bathroom, but could become 5th bedroom/home office.

Immediate inspection advised. EPC = D

## **Measurements**

Entrance Vestibule

Shower Room

Hallway

Lounge

4.75m x 7.52m (15'7 x 24'8)

Breakfasting Kitchen

4.27m x 3.73m (14'0 x 12'3)

Master Bedroom

4.55m x 4.22m (14'11 x 13'10)

Dressing Room

3.00m x 1.96m (9'10 x 6'5)

Bedroom 2

2.21m x 3.66m (7'3 x 12'0)

Bathroom

Upper Landing

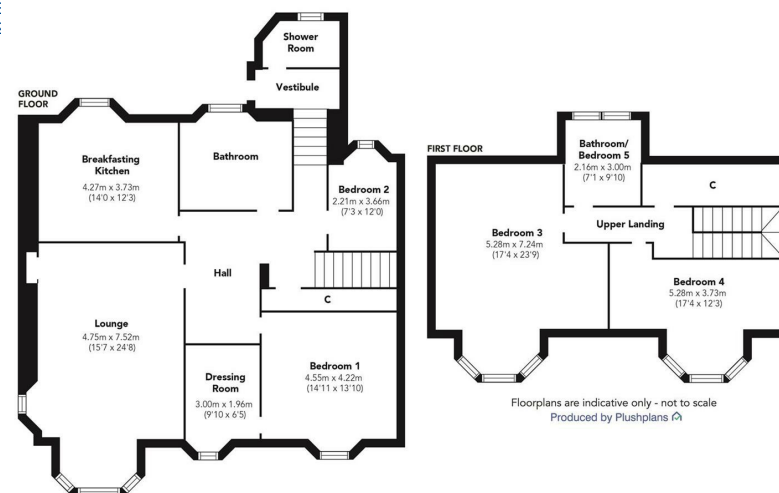
Bedroom 3

5.28m x 7.24m (17'4 x 23'9)

Bedroom 4

5.28m x 3.73m (17'4 x 12'3)

E  
2











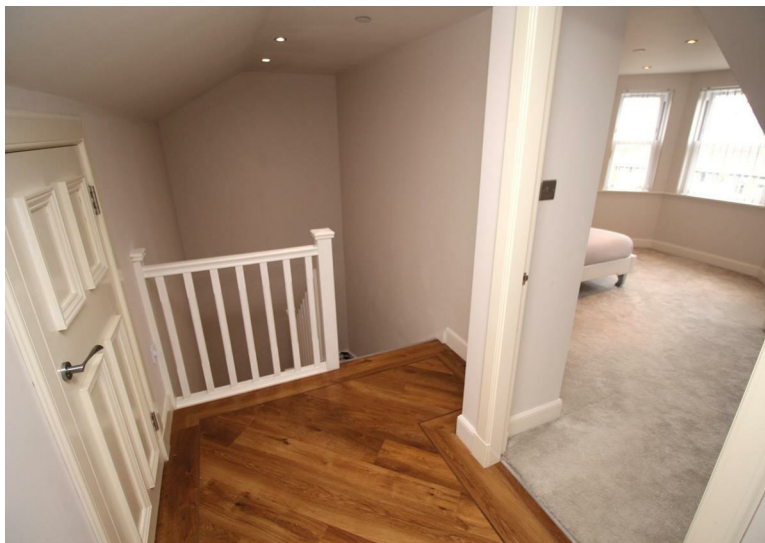












#### Agents Notes:

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.

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)**



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)