



39, DENHOLM STREET, GREENOCK, PA16  
8RH



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## **Description**

This immaculate, beautifully presented and upgraded two bedroom (formerly three bedroom) LOWER VILLA FLAT set within a sought after West End tree lined street enjoys impressive front views over Greenock to the River Clyde. A particular feature is the unusually spacious enclosed landscaped south facing rear garden which benefits from paved and monoblock patio areas and an extensive lawn. This is an ideal space for relaxing with family and friends on summer days. A further benefit are two single garages at the rear of the garden accessed from Denholm Terrace. There is a lawned plot front garden with monoblock path leading to the entrance door.

Specification includes: double glazing and gas central heating. Conveniently positioned for local amenities including Greenock Golf Course and Greenock West railway station is a short walk away.

Highly impressive character filled interior comprises: Entrance Vestibule by composite door with tiled floor. The Reception Hallway is reached by a single glazed door with walk in cupboard. There is a refitted Plumbed Cloakroom with two piece suite. The front facing bay windowed Lounge is a stunning apartment with ornate cornice and ceiling rose plus feature living flame log fire and shelved alcove.

The former 3rd bedroom is now a Dining Room on open plan with an airy spacious Family Room offering windows to side/rear plus focal point wood burner stove and mantelpiece. Bedroom 3 could be reinstated by future owner if required. There is a quality fitted Kitchen with side window, grey fitted units and light oak effect work surfaces. Appliances include: electric ceramic hob, oven, integrated dishwasher, microwave and fridge/freezer.

There are two generous sized double Bedrooms. The Shower Room with quality suite comprises: semi pedestal wash hand basin, wc and double sized shower cubicle with chrome shower. Additional features include: wall tiling and decorative panelled ceiling with downlights.

Must view. EPC= D

## **Measurements**

Entrance Vestibule

Reception Hallway  
2.87m x 6.02m (9'5" x 19'9")

Plumbed Cloakroom

Lounge  
4.29m x 5.77m (14'1" x 18'11")

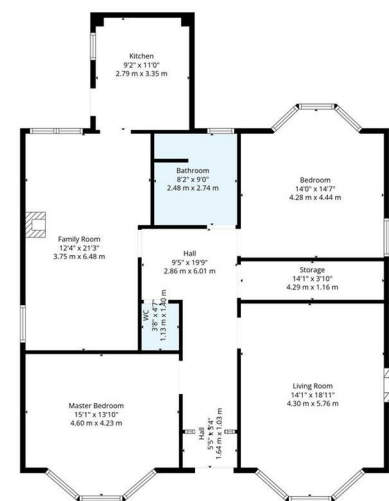
Dining / Family Room  
3.76m x 6.48m (12'4" x 21'3")

Kitchen  
2.79m x 3.35m (9'2" x 11'0")

Bedroom 1  
4.60m x 4.22m (15'1" x 13'10")

Bedroom 2  
4.27m x 4.45m (14'0" x 14'7")

Shower Room





















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next  
step..



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