



**GROUND FLOOR RIGHT, GREENBANK HOUSE,
48 KELLY STREET, GREENOCK, PA16 8TR**



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ESTATE AGENTS



Description

This is a rare opportunity to acquire a generous sized three bedroom, two public room LOWER VILLA FLAT enjoying an off street location set within Greenbank House which is an historic landmark property in Greenock's West End. The former mansion house has been converted into four flats and is understood to have been built in the mid 18th century before the development of the West End which now surrounds the property. A degree of modernisation and upgrading is required which is reflected in the asking price.

The property offers private front and rear entrances. A spacious private car port is located to the side of the building accessed by pebbled driveway with parking available in front. There are two garages which are accessed from the adjacent Greenbank Mews. The private rear garden features two outbuildings offering storage, lawned plots and mature shrubs. A canopy extends to the rear of the house next to the rear door.

Period style features with ornate detailing add to the character of the property. There is gas central heating and majority double glazing. An extensive basement with low height ceilings is accessed by internal stair with two box rooms both with windows providing storage and wc compartment with two piece suite.

Apartments comprise: Entrance Vestibule by traditional glazed double door which leads by further glazed door to the long Reception Hallway with two inbuilt cupboards and loft access. There is a front facing Lounge with shelved alcove and fireplace. A Dining Room overlooks the rear garden. The Kitchen offers a range of light oak effect units and granite style work surfaces plus access to Utility Room.

There are two double sized Bedrooms and 3rd single Bedroom with Ensuite Wet Room. The Bathroom offers a three piece suite including bath with "Triton" shower, pedestal wash hand basin and wc.

Viewing is essential for this rare opportunity to acquire a traditional home in this unique off street setting. EPC = D.

Measurements

Entrance Vestibule & Reception Hallway

Lounge
4.72m x 5.51m (15'6" x 18'1")

Dining Room
4.52m x 3.07m (14'10" x 10'1")

Kitchen
5.36m x 2.72m (17'7" x 8'11")

Utility Room
1.78m x 2.74m; 0.91m (5'10" x 9'3")

Bedroom 1
4.11m x 5.08m (13'6" x 16'8")

Bedroom 2
3.48m x 3.84m (11'5" x 12'7")

Bedroom 3
1.78m x 3.35m (5'10" x 11'0")

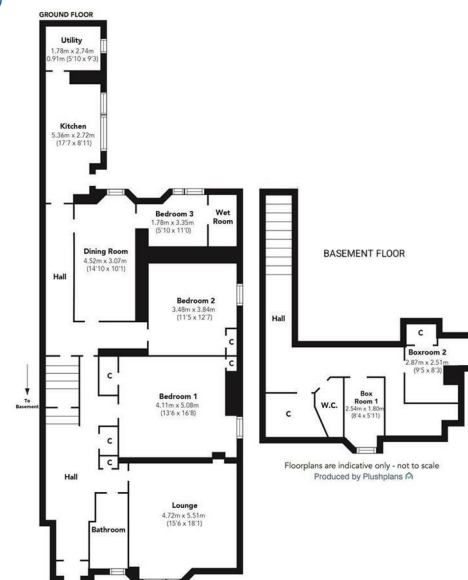
Ensuite Wet Room

Bathroom

Basement Boxroom 1
2.54m x 1.80m (8'4" x 5'11")

Basement Boxroom 2
2.87m x 2.51m (9'5" x 8'3")

Basement WC













Agents Notes:

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