



Impressive DUPLEX LOWER CONVERSION of a traditional detached property located in Greenock's desirable West End. Hallway, lounge, kitchen, utility room, 4 bedrooms (2 en-suite) & bathroom. GCH & DG. Private gardens, driveway and single garage.

79 NEWTON STREET, GREENOCK, PA16 8SF

OFFERS OE: £330,000

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Impressive DUPLEX LOWER CONVERSION of a traditional detached property located in Greenock's desirable West End. Gas central heating and double glazing throughout. Private gardens to front and rear. Driveway and single garage.

The property has been fully renovated throughout to a high standard.

This impressive property with vestibule entrance leading you into the main hallway boasting original cornicing with exceptional detail with neutral decor and complementing flooring. The lounge is located to the front of the property with original ceiling rose and cornicing and bay window allowing natural sunlight into this fantastic living space. Fabulous kitchen to the rear with window overlooking the rear garden. Ultra-modern kitchen hosting a variety of navy wall and base units providing ample work and storage space throughout. Feature lighting under wall units together with marble effect work surfaces and matching splashback. Integrated appliances include induction hob, electric oven, microwave, extractor hood, large fridge/freezer. Tall wall mounted radiator. The kitchen provides access to a utility room which has been plumbed.

Bedroom one is a fantastic room located to the front with original features and storage cupboard. Three windows providing a bright living space. Bedroom two is a double room to the rear being a good-sized room.

The main bathroom comprises bath, w.c. and vanity basin set. Fully tiled finish together with chrome wall mounted radiator. Modern finish.

The door to rear gardens is at the rear of the main hallway with a further door at basement level at the rear providing access to the rear gardens also.

Carpeted stairwell leading you to the basement area where bedrooms three and four are located. Both bedrooms have the benefit of walk in storage cupboards. Bedroom three boasts an en-suite bathroom comprising bath with over shower, vanity unit incorporating w.c. and wash hand basin with a fully tiled finish and chrome wall mounted radiator. Bedroom four benefits from an en-suite shower room again fully tiled finish and comprising double shower unit, w.c. and vanity basin set and chrome wall mounted radiator.

On this level also, you will find a generous sized windowless room which could be used for a multiple of uses together with a further room for storage purposes where the boiler is housed.

There are local shops conveniently located in relation to the house, from which the town is readily accessible, as are well-rated primary and secondary schools. Supermarkets and other shopping facilities are available in Inverclyde. Greenock West Station provides regular trains to Glasgow City Centre.

Early viewing of this property is recommended to appreciate the accommodation on offer.

ACCOMMODATION

MAIN LEVEL

Hallway – 7.33m(24'0")x2.39m(7'8")approx.

Lounge – 6.46m(21'1")x4.61m(15'1")approx.

Bedroom one – 4.60m(15'0")x4.89m(16'0")approx.

Bedroom two - 4.58m(15'0")x2.98m(9'7")approx.

Kitchen - 3.95m(12'9")x3.66m(12'0")approx.

Utility – 3.19m(10'4")x1.33m(4'3")approx.

Bathroom - 4.84m(15'8")x1.28m(4'1")approx.

BASEMENT

Hallway – 5.07m(16'6")x2.10m(6'8")approx.

Bedroom three – 4.29m(14'0")x3.88m(12'7")approx.

En-suite – 3.24m(10'6")x1.95m(6'3")approx.

Bedroom four – 4.32m(14'1")x3.23m(10'5")approx.

En-suite – 1.93m(6'3")x1.06m(3'4")approx.

Multi-purpose room - 6.70m(21'9")x4.07m(13'3")approx.

The agent has Not tested any apparatus, equipment, fixture Or services And cannot verify that they are In working order Or fit For their purpose, neither has the agent checked the legal documents To verify the tenure Of the Property. The prospective purchasers are advised To obtain verification from their Solicitor Or Surveyor. The above particulars whilst carefully prepared are Not warranted And Do Not form part Of any contract Of sale. Interested parties should have their own solicitor note their interest With the selling agents In order that they may be informed If a closing Date Is Set For the receipt Of offers. The sellers Do Not bind themselves To accept the highest Or any offer.

SELLING

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