



**2, FORSYTH GROVE, GREENOCK, PA16
8RG**



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ESTATE AGENTS



Description

* Competitively priced below Home Report value £230,000. * An internally upgraded four bedroom, two public room West End home which must be viewed to appreciate the space available. Desirable rarely available West End cul de sac setting for a well presented FIRST FLOOR VILLA FLAT occupying entire upper floor of a distinctive traditional property with just two properties in the building. Luxury refitted kitchen & family bathroom.

Private section of front garden with pebbled plot and timber shed. A particular feature is landscaped south facing private rear garden with deck and paved patio ideal for relaxing on summer days. Shared drying green. Access to property from either Forsyth Grove or South Street. A cellar provides storage.

Convenient for amenities including Greenock Golf Course, schooling & West Station with frequent rail service to Glasgow. Specification includes: d/glazing and gas central heating. Spacious loft accessed by hatch with ladder in kitchen.

Generous sized family home comprises: Private external stair leads to the Entrance Porch by single glazed door with secondary glazed windows. A Vestibule in turn gives access to the bright welcoming Reception Hall with rear window. The front facing Lounge is an airy apartment with windows to the front and side affording aspects over the West End with glimpses of the River Clyde in distance. There is a separate Dining Room.

The refitted quality Kitchen with rear window features a range of grey toned high gloss units, grey/black work surfaces and matching splashback. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven and integrated microwave.

There are three double sized Bedrooms plus 4th single Bedroom/Home Office. Quality Bathroom with front facing window benefits from "His & hers" vanity wash hand basins set in high gloss unit, wc and bath with chrome style shower. Features include: wall & floor tiles with underfloor heating.

Must view. EPC = C

Measurements

Entrance Porch

Hallway

Lounge

3.61m x 4.78m (11'10 x 15'8)

Dining Room

4.19m x 3.02m (13'9 x 9'11)

Kitchen

3.84m x 2.54m (12'7 x 8'4)

Bedroom 1

3.63m x 4.22m (11'11 x 13'10)

Bedroom 2

4.83m x 3.71m (15'10 x 12'2)

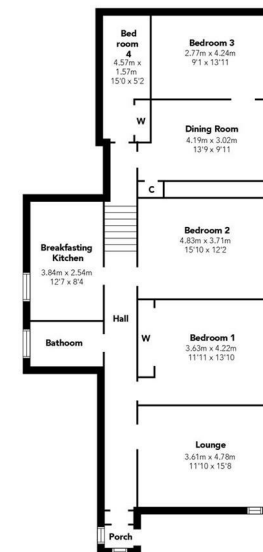
Bedroom 3

2.77m x 4.24m (9'1 x 13'11)

Bedroom 4

4.57m x 1.57m (15'0 x 5'2)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plusplans











Agents Notes:

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