



**18, ELDON STREET, GREENOCK, PA16
7UE**





Description

Enjoying a sought after West End location close to the waterfront and Esplanade this substantial, well presented and upgraded four bedroom MAIN DOOR & BASEMENT FLAT offers flexible living set over two levels. Lies within an attractive blonde sandstone property enjoying a corner setting with pillared entrance. Private enclosed gardens extend to the front and rear. The south facing front garden offers a pebbled plot. Two patio areas and a lawned plot in the rear garden are perfect for relaxing on summer days. The rear garden is accessed either by door from the kitchen or by French doors from downstairs.

The downstairs level was extensively refurbished in 2023. Features include: double glazing, gas central heating and Karndean flooring.

Family accommodation comprises: Entrance Vestibule by double timber door, further single glazed door leads to the Hallway with inbuilt cupboard. The bright and spacious bay windowed Lounge features a focal point ornate fireplace and shelved cupboard. There is an airy Family Room benefiting from windows to the front and side plus a bar area making this the perfect space for entertaining. A further Dining Room with side window is accessed from the kitchen.

The refitted quality Kitchen overlooks the rear garden and offers a range of olive toned units, composite work surfaces, chimney extractor hood, gas hob plus an electric oven. A rear facing double Bedroom is on this floor. The refitted quality Bathroom with side window features a four piece suite including: vanity wash hand basin, bath and separate shower cubicle.

Stairs lead to the Lower Landing with two inbuilt cupboards plus access to a useful Store Room and Boxroom/Utility area. There are three further double sized Bedrooms. The 4th Bedroom could also be an additional public room with French doors to the garden. A refitted Shower Room features a suite including a double sized shower cubicle.

Early viewing is essential for this spacious home. EPC = D.

Measure

Entrance Vestibule / Hallway

Lounge
4.50m x 6.71m (14'9 x 22'0)

Family Room
5.21m x 4.29m (17'1 x 14'1)

Dining Room
3.94m x 3.56m (12'11 x 11'8)

Kitchen
3.33m x 3.56m (10'11 x 11'8)

Bedroom 1
3.76m x 3.56m (12'4 x 11'8)

Bathroom

Lower Landing

Bedroom 2
4.50m x 6.71m (14'9 x 22'0)

Bedroom 3
5.21m x 4.29m (17'1 x 14'1)

Bedroom 4
3.76m x 3.56m (12'4 x 11'8)

Shower Room

Boxroom/Utility
1.91m x 3.18m (6'3 x 10'5)

Cellar/Store
3.35m x 2.59m (11'0 x 8'6)













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.

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