



*Brian Harkins
Estate Agents*

1A LYLE ROAD, GREENOCK, PA16 7QT

OFFERS OVER £290,000

C/TAX BAND: G

4 BEDROOM HOUSE - DETACHED

EPC BAND:D

***** REVISED PRICE HR VALUE £375,000***** A rarely available unique DETACHED HOME nestled within exceptional private garden grounds, and as part of Greenock's west end it possesses spectacular views over the Firth of Clyde and hills beyond. Delightfully situated in a private and secluded position it benefits from dual access, either from Lyle Road or the quiet Lyle Grove, both giving ample parking facilities. Ideally located for access to a range of local amenities, Clydeview academy, Fort Matilda playing fields as well as transport links such as Fort Matilda train station, the local bus route and Gourrock ferry terminal perfect for commuters.

The ground-floor features three generous sized bedrooms, two with expansive river views, both of which are a standout, and benefit from large fitted wardrobes. The third bedroom overlooks the beautiful and mature rear garden grounds. On this level there is also a large fully plumbed utility room with fantastic storage and access to the garden grounds, a feature vestibule entrance and a spacious family bathroom with corner jacuzzi bath, and tiling throughout.

On the middle landing there is a family shower room with ornate sink unit and separate spa shower cubicle.

Ascending to the upper-level floor, the heart of the home reveals itself in a bright, open-plan lounge and dining area with panoramic views over Battery Park and Firth of Clyde. The fitted breakfasting kitchen boasts ample storage with both floor and wall mounted units, and a free-standing gas cooker. The fourth bedroom is currently in use as a study room, and overlooks the rear garden with access to the conservatory at the rear of the property.

There are garden grounds to the front and rear of the property. The property also features a standalone single garage at the entrance of Lyle Road providing secure parking.

The specification of the property includes double glazing

and gas central heating.

Viewing is highly recommended to fully appreciate the unique beauty of

Lounge
21'8" x 14'0" (6.61m x 4.28m)

Dining Room
8'11" x 12'7" (2.74m x 3.84m)

Kitchen
13'0" x 10'0" (3.98m x 3.07m)

Bedroom 1
13'10" x 9'11" (4.24m x 3.04m)

Bedroom 2
10'1" x 10'3" (3.08 x 3.13)

Bedroom 3
12'11" x 6'6" (3.94 x 2.00)

Bathroom
10'10" x 6'5" (3.32m x 1.96m)

Utility
10'4" x 6'0" (3.17m x 1.85m)

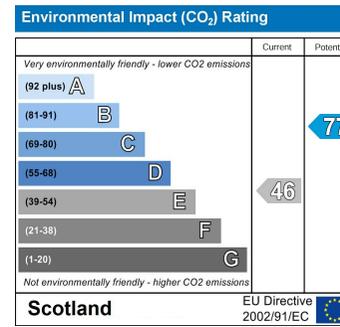
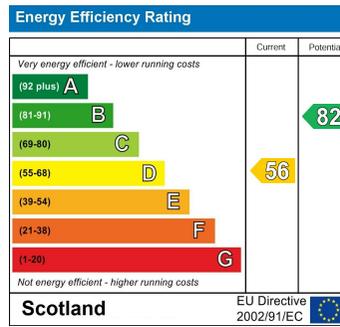
Study
10'7" x 7'5" (3.23m x 2.27m)



Shower Room
6'3" x 9'0" (1.91m x 2.75m)



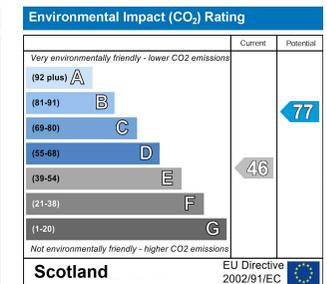
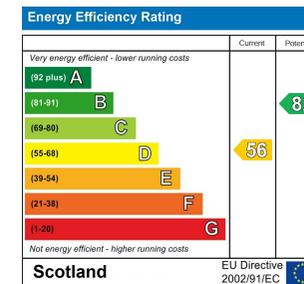
Conservatory
10'0" x 12'0" (3.06 x 3.67m)



IMPORTANT NOTE TO PURCHASERS:

****MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



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