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Estate Agents*

25 ESPLANADE, GREENOCK, PA16 7RU

OFFERS OVER £325,000

C/TAX BAND: F

4 BEDROOM FLAT - CONVERSION

EPC BAND:C

An incredible four-bedroom LOWER CONVERSION, overlooking the water of the picturesque Greenock Esplanade which has been comprehensively internally upgraded to offer a phenomenal interior designed home within a traditional property. The property is perfectly located to take advantage of all that West End location has to offer. There are superb front views beyond the private garden towards the Esplanade continuing to the Firth of Clyde, Helensburgh with the Argyllshire hills beyond.

Comprise: Feature stone pillars, Entrance Vestibule with timber door and slate flooring. A double glazed door with side panels gives access to a Welcoming Reception Hallway with Utility Cupboard. The Stylish Lounge features dual windows to the front and side with window seats and views over the front garden to the Esplanade. There is a feature marble fireplace with Gas living flame fire.

The highlight of the property is the fantastic open-plan kitchen, living and dining area, with plenty of space for entertaining, has a luxury range of coordinating high gloss grey and white units, plus 'Rocca' quartz stone work surface. Appliances include: feature chimney extractor hood, ceramic electric Hob, wall mounted Double Oven.

Continuing left from the hall, you are met by the four Bedroom spaces, including the principal bedroom with it's own en-suite and walk-in Shower. Bedroom two also has an en-suite, and there is a further Family bathroom in between bedroom three and four.

The enclosed spacious private landscaped front garden features a mono block patio, pebbled areas, plus well stocked plots with selection of plants and shrubs. A communal path is located to the side of the garden. There is a private double gate accessible from the Esplanade providing access to a mono block driveway. A shared drying green at rear of property.

Included in the property specifications is Double Glazing

and Gas Central Heating.

Immediate viewing is highly recommended.

Lounge

16'4" x 14'7" (5.00m x 4.47m)



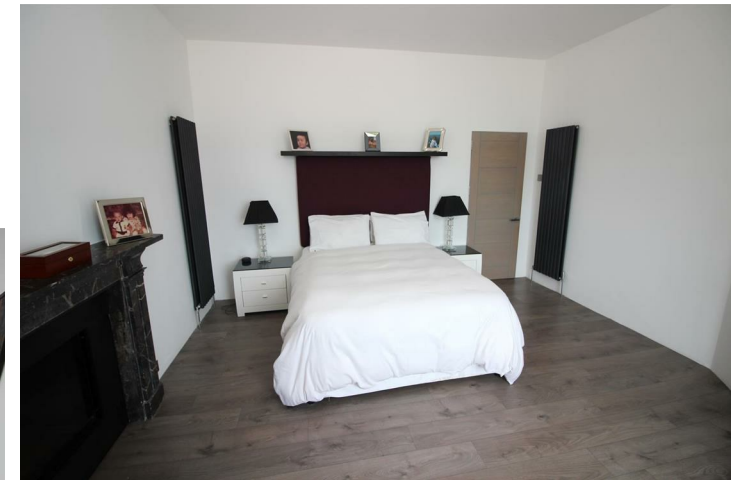
Dining Kitchen

12'0" x 12'11" (3.68m x 3.94m)



Master Bedroom

13'8" x 14'9" (4.19m x 4.50m)



Ensuite Shower Room



Bedroom 2

10'11" x 10'2" (3.33m x 3.12m)



Bedroom 3
12'2" x 6'11" (3.73m x 2.11m)



Ensuite
Bathroom



Bedroom 4
12'4" x 8'0" (3.78m x 2.44m)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Energy Efficiency Rating		73	81
Scotland			
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Energy Efficiency Rating		73	81
Not energy efficient - higher running costs			
Scotland			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Environmental Impact (CO ₂) Rating		75	84
Scotland			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Environmental Impact (CO ₂) Rating		75	84
Not environmentally friendly - higher CO ₂ emissions			
Scotland			
EU Directive 2002/91/EC			

