LOWER CONVERSION
59 ELDON STREET, GREENOCK PA16 7RD

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ESTATE AGENTS

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This is an exceptionally spacious and generously proportioned 5 Bedroomed Traditional Lower Conversion of a Detached Sandstone Villa which is beautifully located set well back from the road at the end of a very long driveway. The accommodation is set over 2 levels and is in very good order throughout with Gas Central Heating and Double Glazing. The property has very flexible family sized accommodation.

GROUND FLOOR - The property has a Grand Entrance / Entrance Porch which then leads into a welcoming Reception Hallway. There are 2 large Public Rooms. The Kitchen is a big very well fitted Dining Kitchen with an extensive range of quality floor and wall mounted units - appliances include gas range with extractor hood, American style fridge /freezer, integrated dishwasher - there are patio doors to the garden. There are 2 large Double Bedrooms. The main family Bathroom is fitted with a 3 piece white suite (wash hand basin, WC, bath) - over bath electric shower & screen.

LOWER FLOOR The lower Hall gives access to 3 further large bedrooms (the Master Bedroom / Bed 1 has a very large luxury ensuite Bathroom with WC, Jacuzzi bath, shower cubicle with electric shower, wash hand basin in vanity unit). (Bed 1 and Bed 3 have fully fitted bedroom furniture and Bed 2 has a spacious study with built in furniture). There is a good sized Utility Room with door to garden, a storage / Box room and a modern Shower Room with electric shower.

There is good cupboard accommodation throughout the property with additional Cellar Storage. There are Gardens to the front and rear - to the rear they are mainly lawned and easily kept with cobbled courtyard. To the front the gardens are terraced with Astroturf. There is a good tandem Garage with electric doors which has ample space for parking many cars.

This is a substantial family home in a great location which has to be viewed to appreciate all that it has to offer - FANTASTIC FAMILY HOME / WONDERFUL LOCATION.

MEASUREMENTS	
ENTRANCE PORCH	
RECEPTION HALLWAY	
LOUNGE	25'9 X 15'10 7.85M X 4.83M
SITTING ROOM	19'7 X 14' 5.79M X 4.27M
KITCHEN	16'6 X 10'7 5.03M X 3.23M
BEDROOM ONE	18'8 X 13'8 5.69M X 4.17M
EN SUITE	10'11 X 9'7 3.33M X 2.92M
BEDROOM TWO	17'8 X 15'4 5.38M X 4.67M
STUDY OFF BEDROOM TWO	11'10 X 6'6 3.61M X 3.40M
BEDROOM THREE	16' X 15'5 4.88M X 4.70M
BEDROOM FOUR	15'9 X 15'3 4.80M X 4.65M
BEDROOM FIVE/DINING ROOM	13'11 X 12'9 4.24M X 6.07M
BATHROOM	11'3 X 5'6 3.43M X 1.68M
BOXROOM	9'6 X 8'7 2.90M X 2.62M
SHOWER ROOM	7'5 X 2'11 2.26M X 0.89M
UTILITY ROOM	13'8 X 6'7 4.17M X 2.01M

FEATURES

SPACIOUS FAMILY HOME
SOUGHT AFTER LOCATION
GAS CENTRAL HEATING
DOUBLE GLAZING
TANDEM GARAGE
GARDENS TO FRONT & REAR
RIVER VIEWS
INCLUSIONS
GAS RANGE WITH EXTRACTOR HOOD
AMERICAN STYLE FRIDGE/FREEZER
DISHWASHER

REF. G202

AGENTS NOTES

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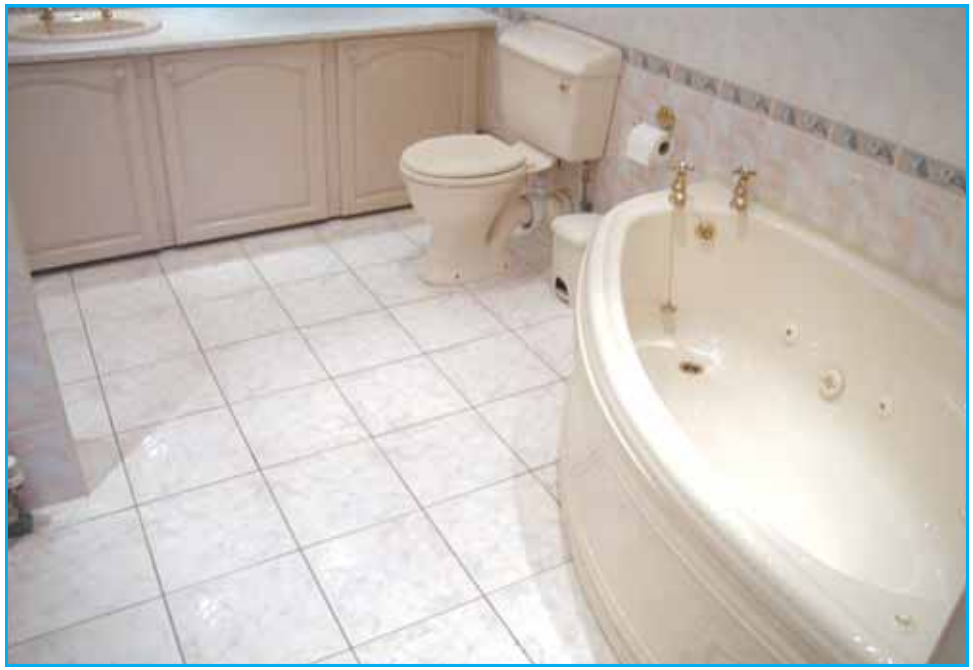

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Floor plans are indicative only - not to scale.

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neillclerk ESTATE AGENTS

60 West Blackhall Street
Greenock PA15 1UY
e-mail:sales@neillclerk.co.uk

Tel: 01475 888400
Fax: 01475 888500
e-mail:sales@neillclerk.co.uk

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