



7, LYLE PLACE, GREENOCK, PA16 7QS







## **Description**

Set within a rarely available cul de sac this immaculately presented three bedroom END TERRACED VILLA offers an ideal family home and benefits from a garage and long monoblock driveway offering parking for several vehicles. The garage benefits from light and power being installed. Lies within enclosed gardens which extend to the front and rear featuring lawned plots, plus a timber shed with power installed. There are rear views from upstairs towards Cardwell Bay, River Clyde and hills in the distance.

Conveniently situated within the West End for Fort Matilda railway station with a frequent rail service to Glasgow which is ideal for commuters. The Battery Park and the waterfront are just a short walk from the property. Specification includes: double glazing and gas central heating.

Impressive accommodation comprises: Entrance Porch with double glazed UPVC door leads by further glazed door with glazed side panel to the Hallway which benefits from an understair cupboard. The dual aspect Lounge/Dining Room features windows to the front and rear. There is a mahogany fireplace with inset electric fire plus serving hatch to the kitchen. The quality fitted Kitchen overlooks the rear garden with UPVC double glazed door providing direct access. There is a range of soft cream fitted units, oak style work surfaces and splashback. Appliances include: extractor hood, gas hob, electric oven, integrated washing machine and fridge/freezer.

Stairs lead to the Upper Landing with hatch to the loft which is partially floored and accessed by a metal pull down ladder. There are three double sized Bedrooms. The 1st and 2nd bedrooms benefit from inbuilt cupboard / wardrobe storage. The quality Shower Room features a vanity wash hand basin set within maple style unit, wc and shower cubicle with chrome style shower. Further benefits include: wall tiling, decorative panelled ceiling and heated towel rail.

Early inspection is essential for this family home. EPC = D.

## **Measurements**

Entrance Porch

Hallway

Lounge / Dining Room  
3.63m x 6.63m (11'11 x 21'9)

Kitchen  
3.48m x 2.06m (11'5 x 6'9)

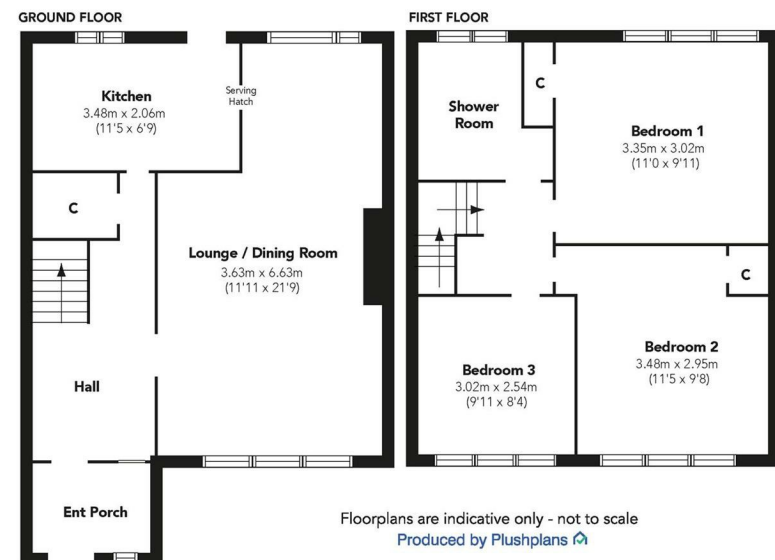
Upper Landing

Bedroom 1  
3.35m x 3.02m (11'0 x 9'11)

Bedroom 2  
3.48m x 2.95m (11'5 x 9'8)

Bedroom 3  
3.02m x 2.54m (9'11 x 8'4)

Shower Room























#### Agents Notes:

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**60 West Blackhall Street  
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