



An opportunity has arisen to acquire this unique LOWER CONVERSION with extended gardens to the front and side of the property. Requiring a degree of upgrading which is reflected in the price. The property benefits from many original features including immaculate cornicing. Gas central heating with a mixture of double and single glazing. Entrance, three public rooms, 2 kitchens, four bedrooms, bathroom, ensuite & plumbed cloakroom.

WEST LINDORES 166 FINNART STREET , GREENOCK, PA16 8JB

OFFERS OVER: £240,000.00

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Entrance with large walk in cupboard off suitable for a multiple of uses. The main hallway gives access to all accommodation. Decoration has been kept in proportion with the character of this property. The downstairs accommodation comprises of three large public rooms two of which with ceiling to floor windows. Two kitchens, one of which is a dining kitchen, two double bedrooms, one with an ensuite shower room. A further separate four piece bathroom together with a plumbed cloakroom. The upper level has two further double bedrooms.

This property is unique and requires viewing to appreciate the accommodation on offer. There are fabulous garden grounds to the front and side. Extending the property with the correct planning and building warrants could be an option.

The property is located close to all amenities including both Primary and Secondary Schooling, transport and shopping with Greenock's Oak Mall only a short walk away.

ACCOMMODATION

Entrance	4.42m(14'0")x2.34m(7'8")approx.
Cloakroom	3.36m(9'5")x1.73m(5'8")approx.
Main hallway	6.76m(22'2")x2.39m(7'10")approx.
Public room one	8.78m(28'10")x7.00m(23'0")approx.
Public room two	7.04m(23'3")x5.39m(17'8")approx.
Public room three	6.24m(21'4")x4.19m(13'9")approx.
Kitchen one	5.04m(16'6")x2.55m(8'4")approx.
Utility room	2.31m(7'7")x1.51m(4'11")approx.
Dining kitchen	5.00m(16'5")x4.68m(15'4")approx.
Bedroom one	5.23m(17'2")x4.46m(14'7")approx.
Bedroom two	4.50m(14'8")x3.44m(11'3")approx.
Ensuite	2.47m(8'0")x2.08m(6'10")approx.
Bathroom	3.04m(10'0")x2.25m(7'4")approx.
Upper level	
Bedroom three	4.27m(14'0")x4.07m(13'4")approx.
Bedroom four	3.96m(13'0")x3.10m(10'2")approx. excluding walk in storage

The agent has Not tested any apparatus, equipment, fixture Or services And cannot verify that they are In working order Or fit For their purpose, neither has the agent checked the legal documents To verify the tenure Of the Property. The prospective purchasers are advised To obtain verification from their Solicitor Or Surveyor. The above particulars whilst carefully prepared are Not warranted And Do Not form part Of any contract Of sale. Interested parties should have their own solicitor note their interest With the selling agents In order that they may be informed If a closing Date Is Set For the receipt Of offers. The sellers Do Not bind themselves To accept the highest Or any offer.

SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Carol Knox On 01475 558421 Or Harry Gray On 01475 558420.