



GREENOCK

WEST END/ GREENOCK / INVERCLYDE / PA16-8LR

An opportunity has arisen to acquire this unique property, offering fabulous accommodation situated in one of Inverclyde's most desirable West End locations. There are local shops conveniently located in relation to the property, from which the town is readily accessible, as

are well-rated primary and secondary schools. Extensive supermarket and other shopping facilities are available in other parts of Inverclyde. There are good local bus routes and arterial road links within the immediate Inverclyde area. These connect via Port Glasgow to the A8 and M8

motorways serving Paisley, Glasgow Airport and Glasgow City Centre. The mainline railway station in Gourock provides excellent services to Glasgow Central and regular ferry sailings to Dunoon, and onwards to the Highlands. Fort Matilda Railway Station is within a short stroll.





0/1 (BOTTOM LEFT) 34 BRISBANE STREET

A quite outstanding & substantial 3/4 bedroom split-level garden & basement apartment, offering a wealth of opportunity.

We are delighted to offer for sale this quite outstanding, three/four bedroom, split-level, garden and basement apartment within this traditional sandstone building. This unique property is in good order throughout and enjoys a convenient location in the heart of the West End and offers adaptable family accommodation over two substantial levels, to suit a wide range of buyers. It further benefits from a private front garden and a (full-height) cellar offering a range of uses (STPP). This apartment is as unique as

it is beautiful. The traditional building has been well maintained, both internally and externally, to create fantastic and flexible split-level accommodation, which only a viewing will qualify. The bespoke interior offers sophisticated living space, with exquisite, period detailing including ornate cornicing and original woodwork. Room dimensions are generous and the split-level accommodation has been arranged to offer a high level of flexibility.

Entrance is gained to the property via an entrance vestibule. This opens into a welcoming hallway with a large walk-in cupboard. This could easily be converted into a small study zone and might

suit those requiring live/work arrangements. The lounge is of palatial proportions, with both high ceilings and intricate ceiling cornicing. Immediately impressive is the picture window, flooding the room with natural light and providing pleasant views to the front aspect. This room could easily be used as a fourth bedroom if desired.

There are three, well-proportioned double bedrooms on this level. The master benefits from a large walk in cupboard, which could be converted into a dressing room or an en-suite shower-room if desired (STPP). For added convenience, a partly-tiled bathroom, with an electric shower over the bath, completes the accommodation on this level.



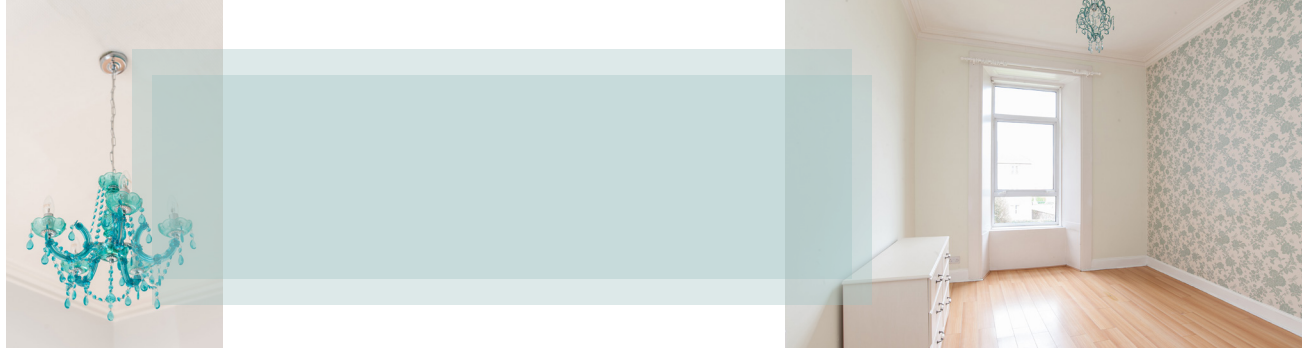
Stairs lead from the entrance hall to the lower level, which allows access to the open-plan living zone. This room allows for a range of furniture configurations and offers pleasant views to the rear aspect. This area is certain to become the very heart of the home. A useful and adaptable recess is an interesting feature. There are two openings into the modern kitchen, which includes a good

range of floor and wall mounted units with a complementary worktop. It further benefits from a range cooker and has space for white goods. A pantry is located off the kitchen. A small inner hallway is located off the living zone and a door opens directly from here into the communal hallway. A cellar (currently split into two rooms) is located off the inner hallway and offers a range of uses and could

easily be incorporated into additional living accommodation (STPP).

The property benefits from gas central heating to radiators, double glazing and a security entrance system.

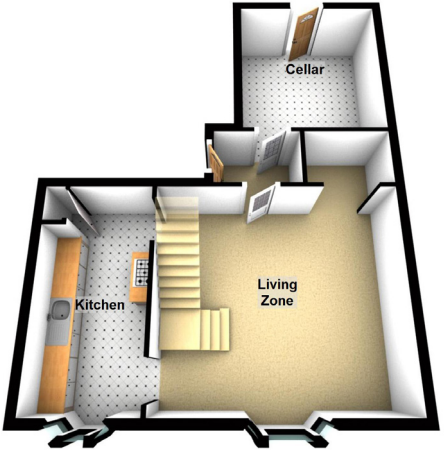
Externally, there is a private front garden and a share of the communal gardens to the rear.



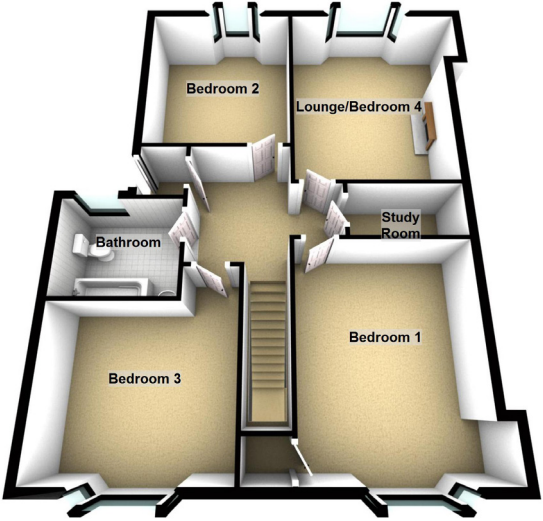
BEDROOMS
&
BATHROOM



LOWER LEVEL



UPPER LEVEL



SPECIFICATIONS

APPROXIMATE DIMENSIONS (Taken from the widest point)	
Kitchen	4.50m (14'9") x 2.22m (7'3")
Living Zone	5.00m (16'5") x 4.50m (14'9")
Lounge/Bedroom 4	5.15m (16'11") x 4.03m (13'3")
Cellar	3.29m (10'10") x 2.76m (9'1")
Study Room	1.21m (3'9") x 2.84m (9'6")
Bedroom 1	4.50m (14'9") x 3.70m (12'2")
Bedroom 2	4.31m (14'2") x 3.36m (11')
Bedroom 3	4.22m (13'10") x 3.36m (11')
Bathroom	2.33m (7'8") x 1.51m (4'11")

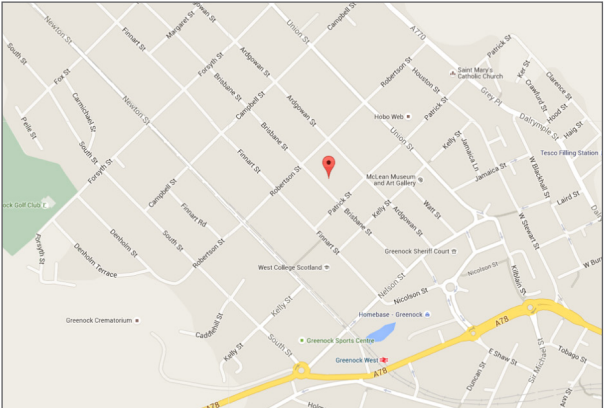
GROSS INTERNAL FLOOR AREA (m²) - 132 m²

POTENTIAL
TO CONVERT (STPP)

RAIL LINKS

LOCAL
AMENITIES

PRIVATE
FRONT GARDEN






Solicitors & Estate Agents

Part
Exchange
Available



Text and description
DARREN LEE
Regional Manager



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

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