





McEwan Fraser Legal

Solicitors & Estate Agents

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35 Wren Road

GREENOCK, INVERCLYDE, PA16 7NH

GREENOCK

"...unrivalled beauty and broad coastal reaches of the River Clyde..."

Wren Road is in a fantastic setting in the heart of Inverclyde, with its unrivalled beauty and broad coastal reaches of the River Clyde. Greenock, Gourock and Port Glasgow town centres are all within easy reach, along with the charm offered by the villages of Inverkip, Wemyss Bay and Kilmacolm. Local amenities are close by, providing a full comprehensive range of facilities including retail, leisure and excellent schooling.

The property has excellent transport links nearby; Branchton train station provides direct journeys into Glasgow, in addition to IBM and Wemyss Bay, where car ferries link to the Isle of Bute and the Cowal Peninsula, gateway to the West Highlands. From Greenock it is twenty minutes by road to Glasgow Airport, thirty minutes to Glasgow city centre and central Scotland.

There are an excellent range of local schools in the immediate area as well as leisure activities and outdoor pursuits. Kip Marina is six miles away and acts as a hub for the internationally renowned sailing opportunities in the Clyde and the West Coast of Scotland. Recreational amenities include a heated outdoor swimming pool and gym and several golf courses within the local area.

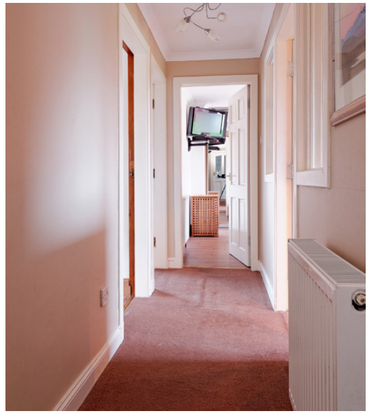
































WREN ROAD

"...immaculate two double bedroom lower quarter villa..."

Part Exchange available! McEwan Fraser Legal is delighted to give a discerning purchaser the chance to acquire this immaculate two double bedroom lower quarter villa. The property has been maintained to an exacting standard by the current owners and benefits from two spacious double bedrooms, contemporary fitted kitchen, large lounge, off street parking for two cars, private garden, double glazing and gas central heating throughout.

You enter the property through a door to the side of the building which leads to a wide entrance vestibule which has been usefully adapted as additional storage space. Beyond this, a welcoming entrance hallway leads to all other apartment and benefits from its own integrated storage. The property is focused toward the generous reception at the far end of the hallway. This attractive and bright room benefits from a neutral contemporary colour scheme and quality laminate flooring. There is ample space for a range of free standing furniture which could include a dining table. The fully fitted kitchen overlooks the garden to the rear and comprises of ample range of base and wall mounted units. The kitchen comes complete with a five ring gas hob, extractor hood and double oven. Further space has been provided for a free standing fridge/freezer, washing machine and dishwasher.

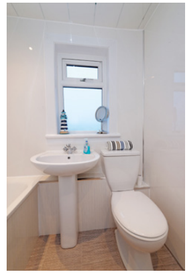
The master bedroom is particularly generous and includes fitted wardrobes alongside space for some items of additional free standing furniture. You'll never want for storage space here. French doors lead directly from the master bedroom to a lovely private rear garden which is partially deck, partially laid to lawn and enjoys a south westerly aspect making it perfect for the evening sun. The second double bedroom also benefits from fitted wardrobes and internal accommodation is completed by the contemporary bathroom. The bathroom has recently been refitted to an exacting standard and includes a white three piece suite with shower over bath and benefits from a window for natural light and ventilation.

This is an excellent property in great internal order which should be on all buyers 'must see' list.





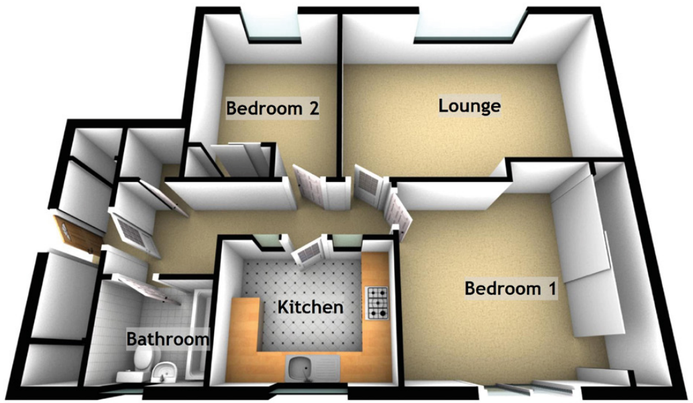












DETAILS

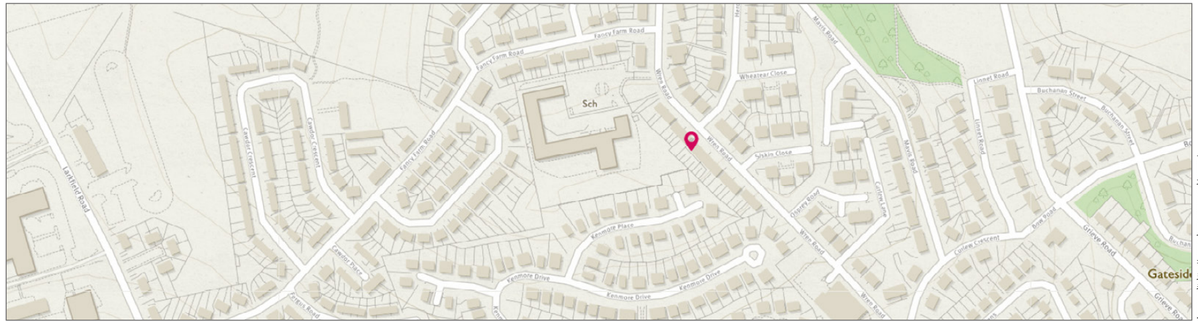
Floor plan, dimensions & map

Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.30m (10'10")
Kitchen	3.00m (9'10") x 2.40m (7'11")
Bedroom 1	4.25m (13'11") x 3.90m (12'10")
Bedroom 2	3.70m (12'2") x 2.80m (9'2")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m^2) - $69m^2$

EPC Rating - D







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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES



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