

# 82 Lyle Road

Greenock | Renfrewshire | PA16 7QT

McEwan Fraser Legal

Solicitors & Estate Agents

82 Lyle 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 private education facilities. There is also excellent private education at St Columba's School in Kilmacolm 9 miles away.

The property also has excellent transport links nearby; Fort Matilda, Greenock Central and Greenock West train stations provide direct journeys into Glasgow Central, in addition to Gourock and Wemyss Bay, where car ferries link to the Isle of Bute and Cowal Peninsula, the gateway to the West Highlands. From Greenock it is 20 minutes by road to Glasgow Airport, 30 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. For example, boating and sailing, with Gourock having its own yachting club. Kip Marina is 6 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.














Part Exchange available!! McEwan Fraser Legal is delighted to present the chance to purchase this truly magnificent five/six bedroom detached villa. This gorgeous home occupies and elevated plot on the hills overlooking Cardwell Bay and the Clyde beyond. The absolute epitome of modern living, the property has been designed and finished to the highest of standards. There are fantastic amounts of natural light, alongside real versatility in the accommodation. You can have as many as six, full double bedrooms or fewer to run alongside increased reception space. This stunning piece of architecture is arranged over four floors and benefits from a neutral finish throughout. A perfect blank canvas to adapt to your tastes. There are generous front and rear gardens, off street parking for several cars and a detached double garage making this a truly magnificent family home. Internal viewing is an absolute must.

You approach the front door across a bridge, leading to an entry porch with spacious hallway beyond. To the left of the hallway, there is a generous room which is currently utilised as a single bedroom come office, but could make a perfect family room. Directly across the hall you find a beautiful contemporary kitchen which has all mod cons. The kitchen boasts a range of base and wall mounted units which provide a huge amount of storage and ample prep space for the aspiring chef. Appliances are integrated. There are separate fridge and freezer, dishwasher, five ring gas hob, electric oven and microwave. The final room on the floor is the simply spectacular reception room. A stunning dual aspect room with Juliette balcony and direct views over the River Clyde. This simply magnificent room has plenty of space for a range of furniture layouts including several large sofas, an eight or ten seat dining table and offers a huge degree of flexibility.

















“...a stunning dual aspect room with Juliette balcony and direct views over the River Clyde...”














home
sweet
home














Master Bedroom

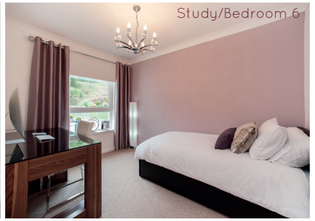




# Bedrooms & Bathrooms


Bedroom 3


Bedroom 5


Study/Bedroom 6


Bedroom 4






Bedroom 2







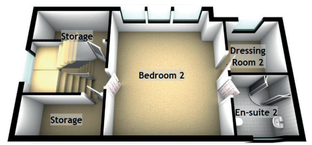
The entrance hallway also contains the staircase giving access to the remaining three floors. Heading up the stairs you find storage space and a superb suite containing walk-in wardrobe, ample double bedroom and generous en-suite. This is one of two possible choices for the master bedroom but would make a fantastic space for a teenager who values their privacy.

Heading down stairs, the first level you reach contains two superb double bedrooms that are both neutrally decorated and come complete with generous built-in wardrobes. These bedrooms are served by a magnificent contemporary master bathroom with free standing bath and separate shower cubicle. Now to the master suite! Occupying the same position as the main reception room on the floor above, this very special bedroom is dual aspect with views over the bay and has great floor space alongside a walk-in wardrobe and contemporary en-suite. It is simply superb.

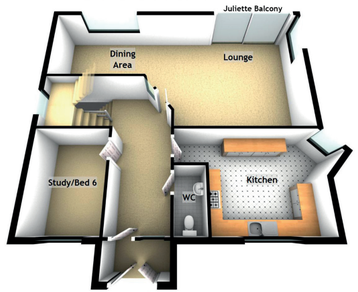
The final floor, which is at garden level, offers us the final suite, again complete with walk-in wardrobe and en-suite. There is a superb utility room with a range of units for storage and space for free standing washing machine and dryer. The last room is an expansive public room, a unique feature in comparrioson to the surrounding houses, with patio doors onto a deck overlooking the rear garden. An idea room for a less formal living space, media room or potentially a gym.

The rear garden is generously proportioned and does have access to street level via steps to the side of the house. The property also benefits from gas central heating and double glazing throughout. This wonderful and spacious home needs to be viewed to be fully appreciated and will not disappoint!!

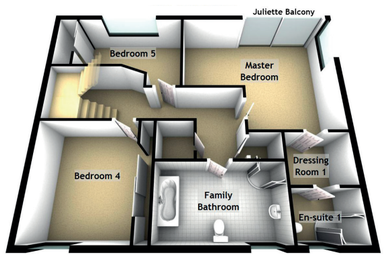
## Loft



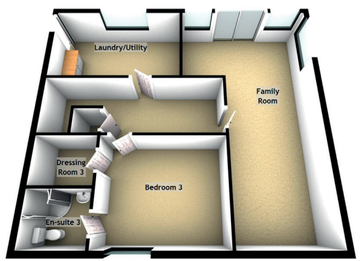

## Ground Floor

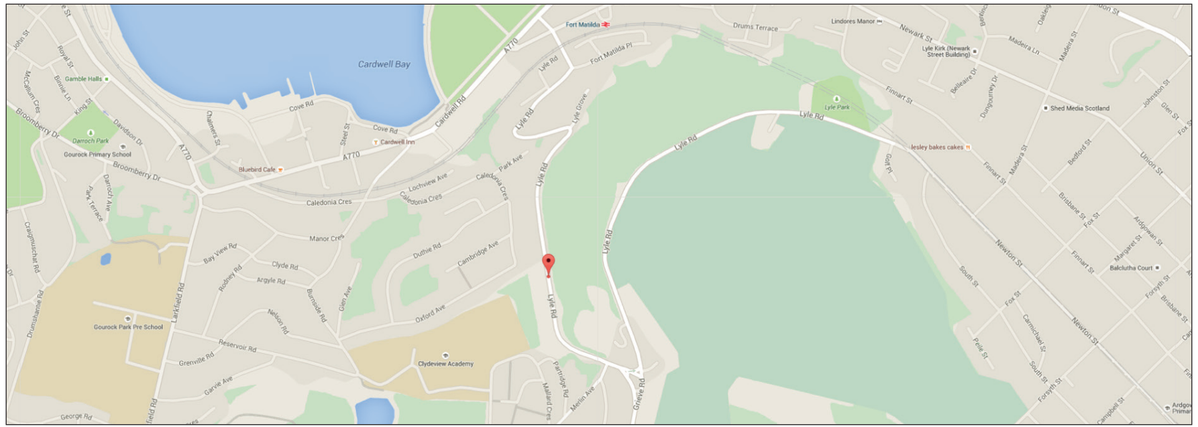



## Lower Floor




## Garden Level




# SPECIFICATIONS

APPROXIMATE DIMENSIONS
(Taken from the widest point)

| | |
|---|---|
| Lounge | 9.60m (31'6") x 4.90m (16'1") |
| Dining Area | 2.90m (9'6") x 2.80m (9'2") |
| Kitchen | 4.90m (16'1") x 3.50m (11'6") |
| Laundry/Utility | 4.60m (15'1") x 2.70m (8'10") |
| Family Room | 8.30m (27'3") x 4.59m (15'1") |
| Master Bedroom | 4.90m (16'1") x 4.44m (14'7") |
| Master En-Suite | 2.16m (7'1") x 2.10m (6'11") |
| Master Dressing | 2.15m (7'1") x 2.09m (6'10") |
| Bedroom 2 | 5.43m (17'10") x 4.90m (16'1") |
| Bed 2 En-Suite | 1.64m (5'3") x 2.11m (6'12") |
| Bed 2 Dressing | 2.10m (6'11") x 1.70m (5'7") |
| Bedroom 3 | 4.02m (13'2") x 3.40m (11'2") |
| Bed 3 En-Suite | 2.10m (6'11") x 1.64m (5'3") |
| Bed 3 Dressing | 2.10m (6'11") x 1.50m (4'11") |
| Bedroom 4 | 3.80m (12'6") x 3.33m (10'11") |
| Bedroom 5 | 3.73m (12'3") x 3.44m (11'3") |
| Study/Bed 6 | 3.50m (11'6") x 2.50m (8'2") |
| Shower Room | 2.16m (7'1") x 2.10m (6'11") |
| Family Bathroom | 2.83m (9'3") x 2.38m (7'10") |

GROSS INTERNAL FLOOR AREA (M )
298 Square Metres or thereby







McEwan Fraser Legal

Solicitors & Estate Agents

**Part Exchange Available**



Text and description
**MICHAEL MCMULLAN**
Surveyor



Professional photography
**CATHERINE MARKIE**
Photographer



Layout graphics and design
**EAMONN MULLANE**
Designer