







McEwan Fraser Legal

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158 Finnart Street

GREENOCK, INVERCLYDE, PA16 8JB



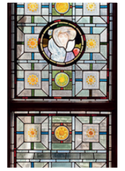




"...ELEGANT THREE/FOUR BEDROOM UPPER CONVERSION, SPLIT OVER TWO LEVELS..."













158 FINNART STREET

Finnart Street is in a fantastic setting in the heart of Greenock's stunning West End. 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.

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 around 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. The property also has excellent transport links nearby with Greenock Fort Matilda train station providing direct journeys into Glasgow Central. From Greenock it is 20 minutes by road to Glasgow Airport, 30 minutes to Glasgow city centre where the M8/M74 motorway network provide access to the Central belt and beyond.

McEwan Fraser is absolutely delighted to bring this magnificent, three double bedroom, upper conversion to the residential sales market. 'Lindores' is a famous mansion house that has played more than a passing role in Greenock's history over the last 125 years. The house was originally built by a member of the Abram Lyle's (think Tate & Lyle) family whose sugar refineries played a prominent role in Greenock's economic success until their eventual closure in the 1997. The original house was built to epic proportions and epitomises the best of the Victorian architecture which is synonymous with Greenock's affluent West End. The house played significant roles as a Red Cross hospital and military accommodation during both World Wars, before its eventual conversion to three separate dwellings in the late 1940s.

The apartment in question is an elegant three/four bedroom upper conversion, split over two levels, which boast over 200m2 of internal accommodation and has the potential for further expansion of the loft space, which could be finished to provide a large additional suite of rooms (STPP). The property has recently been lovingly restored by the current owners and offers modern contemporary living while retaining a wealth of original period features that give the property an exceptionally unique character. Intricate cornicing, wood panelled hallways and stained glass windows are just the tip of the iceberg.

The property enjoys a street level entrance, from Finnart Street, that provides off street parking for two cars and runs through a south facing private garden, perfect for capturing the evening sun. The main entrance leads you through a useful vestibule to the grand entrance hallway. This long wide hallway gives an immediate sense of grandeur and is finished with intricate wood panelling and stained glass windows. An ornate banister on your left is the remains of the original stairs case and now leads to the boiler and provides a refuge for everyday clutter such as shoes and coats. The hardwood floor stretches away toward the main reception room. This stunning living space is centred around an ornate fireplace and boasts a large windows with views towards the Clyde in the distance. Immediately adjacent to the reception is a dining room which could be utilised as fourth double bedroom.















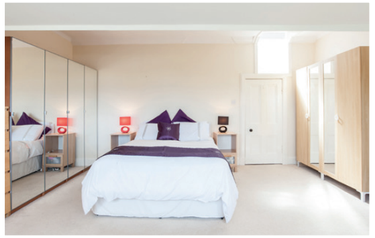
The refitted kitchen breakfast room faces toward Finnart Street and comprises an ample range of white base and wall mounted units. There is ample prep and storage space for the aspiring chef, alongside a handy breakfast bar. There is space for a large, free-standing fridge, dishwasher and washing machine, alongside an integrated gas hob, electric oven and stainless steel extractor hood.

The final principal apartment on this floor is the magnificent master suite. This magnificent bedroom has a large bay window, high ceilings and a large bank fitted wardrobes that provide excellent storage. It should be noted that were the wardrobes to be removed, the original marble fireplace would be exposed having been preserved during the recent improvement works. To the right of the bay window, a door leads to a substantial private bathroom with a four piece suite. It should be noted that there is a separate shower room on this level of the property which comprises a three piece suite, including a double sized shower cubicle.

A staircase from the central hallway leads to the first floor landing which provides access to two further double bedrooms. The larger bedroom enjoys panoramic views over the surrounding area due to its elevated position. A doorway from the main landing provides access to a huge loft space which enjoys natural light from Velux windows. This massive space provides ample space for storage or could be easily utilised as a games room.

Words can never to justice to a property on these proportions and internal viewing is strongly recommended.









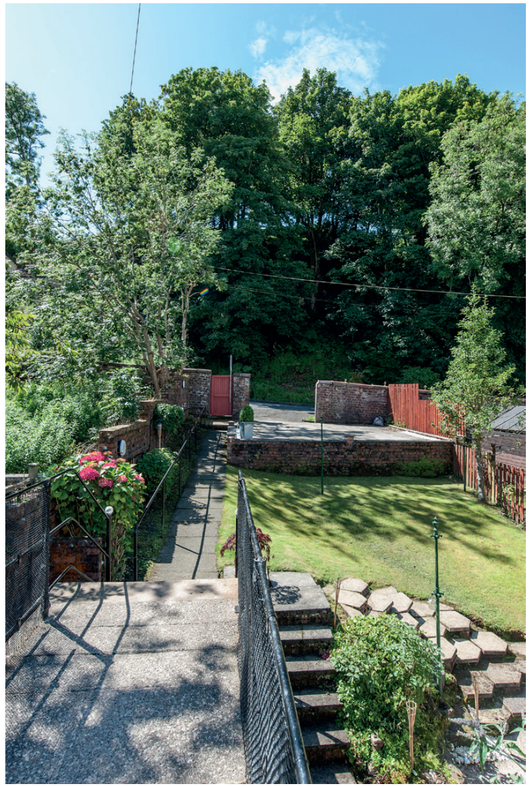


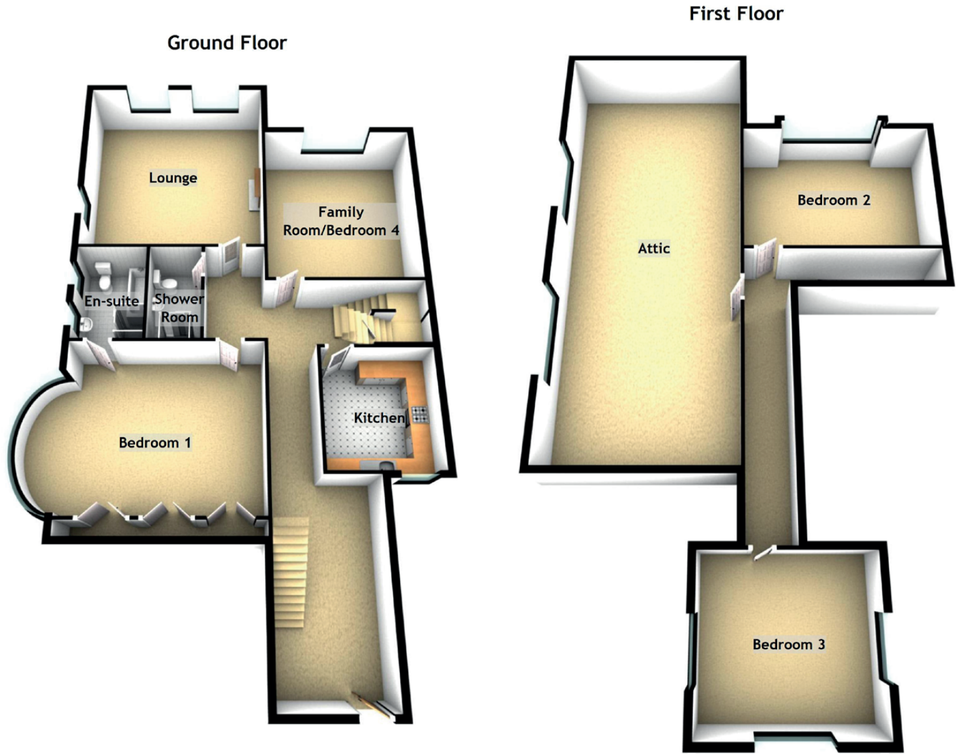












SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	5.81m (19'1") x 5.42m (17'9")
Kitchen	3.43m (11'3") x 3.09m (10'2")
Family Room/Bedroom 4	5.20m (17'1") x 4.47m (14'8")
Bedroom 1	6.80m (22'4") x 5.27m (17'4")
En-suite	2.92m (9'7") x 2.00m (6'7")
Bedroom 2	5.51m (18'1") x 4.07m (13'4")
Bedroom 3	3.97m (13') x 3.37m (11'1")
Shower Room	2.92m (9'7") x 1.50m (4'11")
Attic	13.00m (42'8") x 5.20m (17'1")

Gross internal floor area (m²) - 205

EPC Rating - F

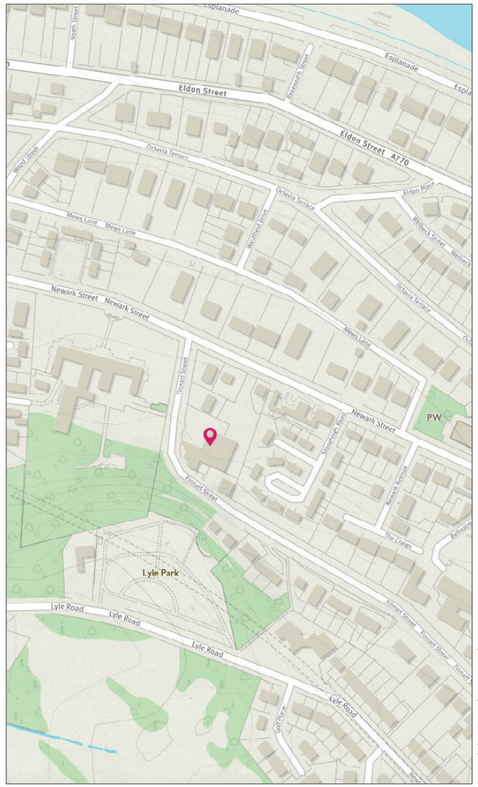


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