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27 Fox Street
GREENOCK, RENFREWSHIRE, PA16 8BS



Greenock

27 Fox Street 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, which provide a comprehensive range of facilities including retail, leisure and excellent private education. There is also further excellent private education at St Columba's School in Kilmacolm nine miles away.

The property also has excellent transport links. Nearby Fort Matilda and



VIEW FROM PROPERTY



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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 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. These include a yacht club (which is within a mile from the property, the James Watt Dock Marina and The Waterfront which has gyms, a leisure pool, cinema and an ice rink.





We are delighted to present this truly stunning four bedroom, split-level, upper conversion to the market which boasts stunning views from both levels, and a host of period detailing and contemporary touches making this an absolute jewel on one of the West End's most sought after streets. The flat makes the most of the natural light, once inside discerning purchasers will be greeted with a first class specification.

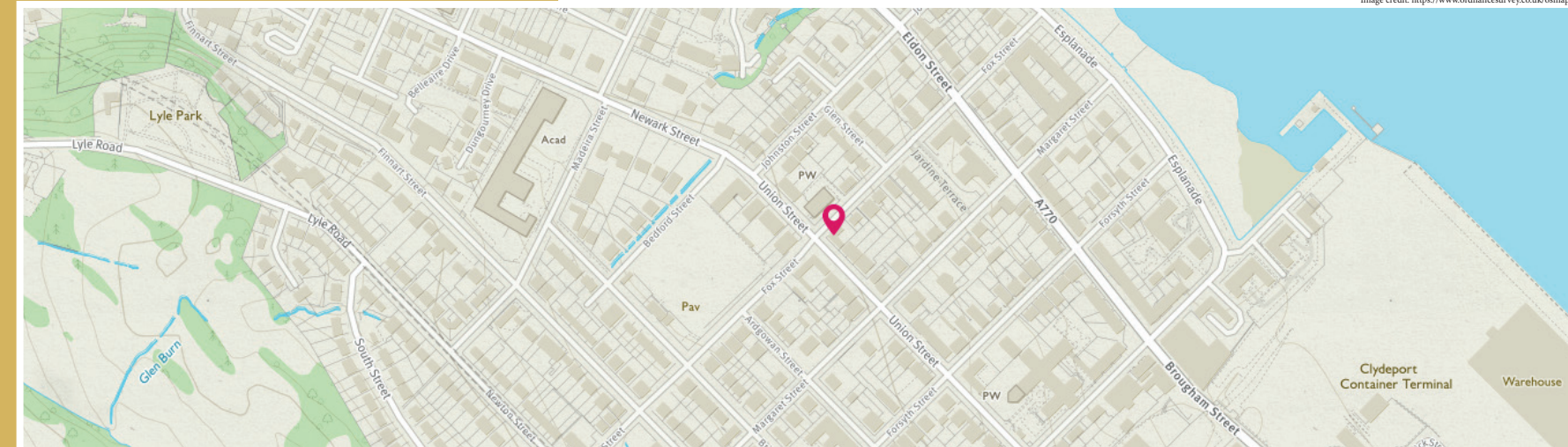
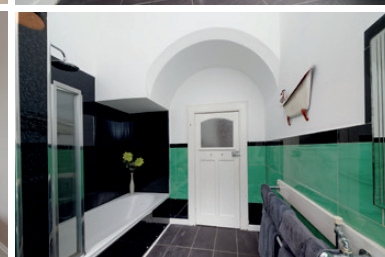
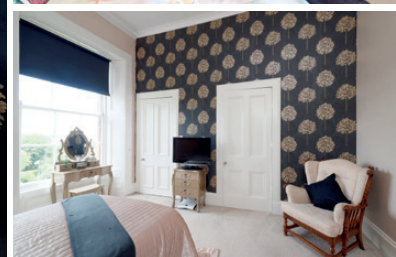
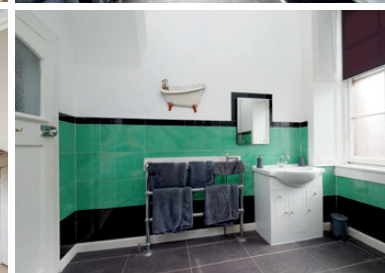
Access to number 27 is from the side of the building. A welcoming entrance hallway with a set of stairs that journey up to the first-floor level and sets the tone for the rest of this beautiful property. This level has been thoughtfully planned to provide space and luxury at every turn. The formal lounge hosts a variety of traditional features and focal points which will no doubt attract a wide variety of potential purchaser(s) looking for their ideal home. These features include a coal fire and surround and floor to ceiling windows, flooding the room with natural light. The breakfasting kitchen has a selection of floor and wall mounted units with a contemporary work surface, creating a fashionable and efficient workspace. There is plumbed space for free-standing appliances.

The central island breakfast bar is popular when mum's breakfast is on the go. The formal dining room will come in useful for more formal entertaining with friends and family and ensure the chef is never too far away from the party. It is easy to imagine the nights of fine dining this zone has played host to. There are two well-appointed bedrooms positioned on this level, one of which being complemented with an en-suite shower room. The current owners are using one of the bedrooms as an office, any of the rooms can be transformed to meet each and every purchaser's needs and requirements. The contemporary family bathroom completes the impressive accommodation on this level.

The second floor comprises of a further two bright and airy well-proportioned bedrooms. Both of which have a range of furniture configurations and space for additional free-standing furniture if required. One of the bedrooms is further enhanced with a walk in wardrobe.

Externally the property enjoys use of a communal garden which is a real suntrap in summer months.





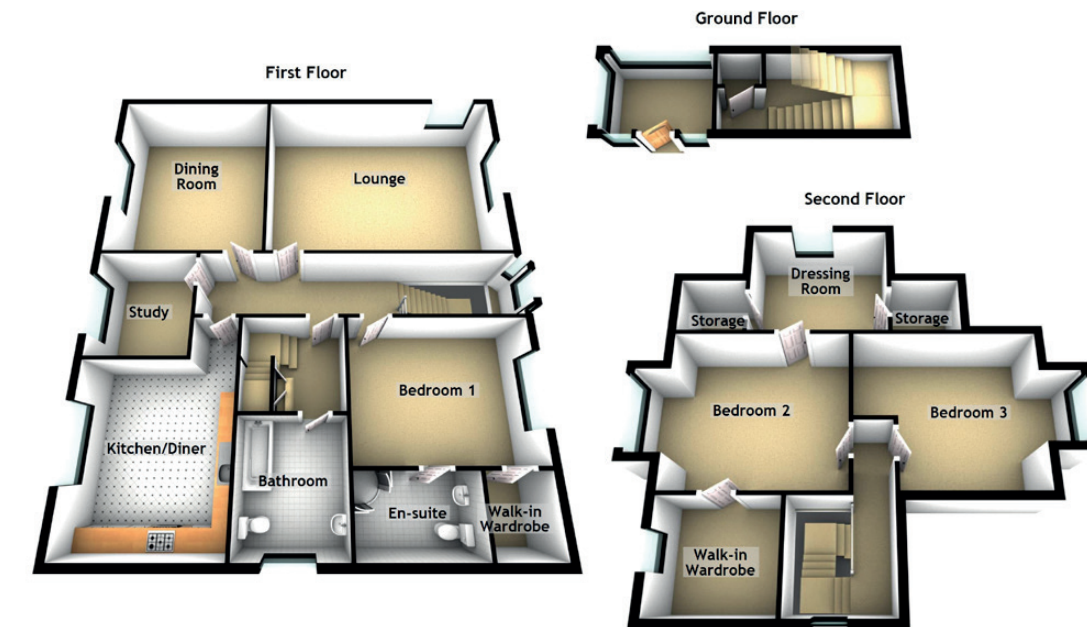
Approximate Dimensions
(Taken from the widest point)

Lounge	6.50m (21'4") x 5.00m (16'5")
Dining Room	5.00m (16'5") x 4.20m (13'9")
Kitchen/Diner	4.50m (14'9") x 3.80m (12'6")
Bedroom 1	4.40m (14'5") x 3.50m (11'6")
Bedroom 2	4.70m (15'5") x 3.60m (11'10")
Bedroom 3	5.00m (16'5") x 3.60m (11'10")
Study	2.90m (9'6") x 2.50m (8'2")
Bathroom	3.00m (9'10") x 2.50m (8'2")
En-suite	2.80m (9'2") x 1.80m (5'11")
Dressing Room	3.20m (10'6") x 2.70m (8'10")

Gross internal floor area (m²): 191m²

EPC Rating: E

Extras (Included in the sale): Carpets, floor coverings, curtains, blinds, light fixtures and fittings.





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Part
Exchange
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Text and description
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