

35 Weir Street

GREENOCK, INVERCLYDE, PA15 2HW



Two bedroom semi-detached villa, well situated in a popular pocket of Greenock



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McEwan Fraser Legal are delighted to present to the market this two-bed semi-detached villa which would be the perfect purchase for a first-time buyer(s) or those looking to downsize, it would also lend itself very well to those looking for a good rental income. Properties in this spot do not come up very often. The villa has been well designed to maximise the natural available light to create a modern ambience.

Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor. The property enjoys a central location and therefore, provides access to a range of local facilities within a short walk.

THE LOUNGE



In more detail, the accommodation comprises the main entrance which allows access to a bright and airy lounge with a large picture window to the front aspect flooding the room with natural light.

THE KITCHEN



The kitchen has a modern range of contemporary floor and wall mounted units with a contrasting worktop - creating a fashionable and efficient workspace. It has the advantage of an integrated oven, hob and hood with space for other free standing kitchen appliances.



The upper level offers two good sized bedrooms. Access to the loft is from this level - subject to obtaining the necessary planning consents, this space could be transformed into a third bedroom depending on each individual purchaser's requirements. A three-piece family bathroom suite completes the impressive accommodation internally.

BEDROOM 1



BEDROOM 2



THE BATHROOM



THE GARDEN



Externally there are well-maintained front and rear gardens. The garden to the rear is popular on a nice evening and boasts lovely views of the surrounding area. However, the real jewel in the crown is the summer house in the garden - this has been fully insulated and is further enhanced by electricity sockets.

This space could be easily converted into a Home Office/Cave/Bar

Gas central heating has been installed to ensure a warm, yet cost-effective way of living all year round.





FLOOR PLAN, DIMENSIONS & MAP



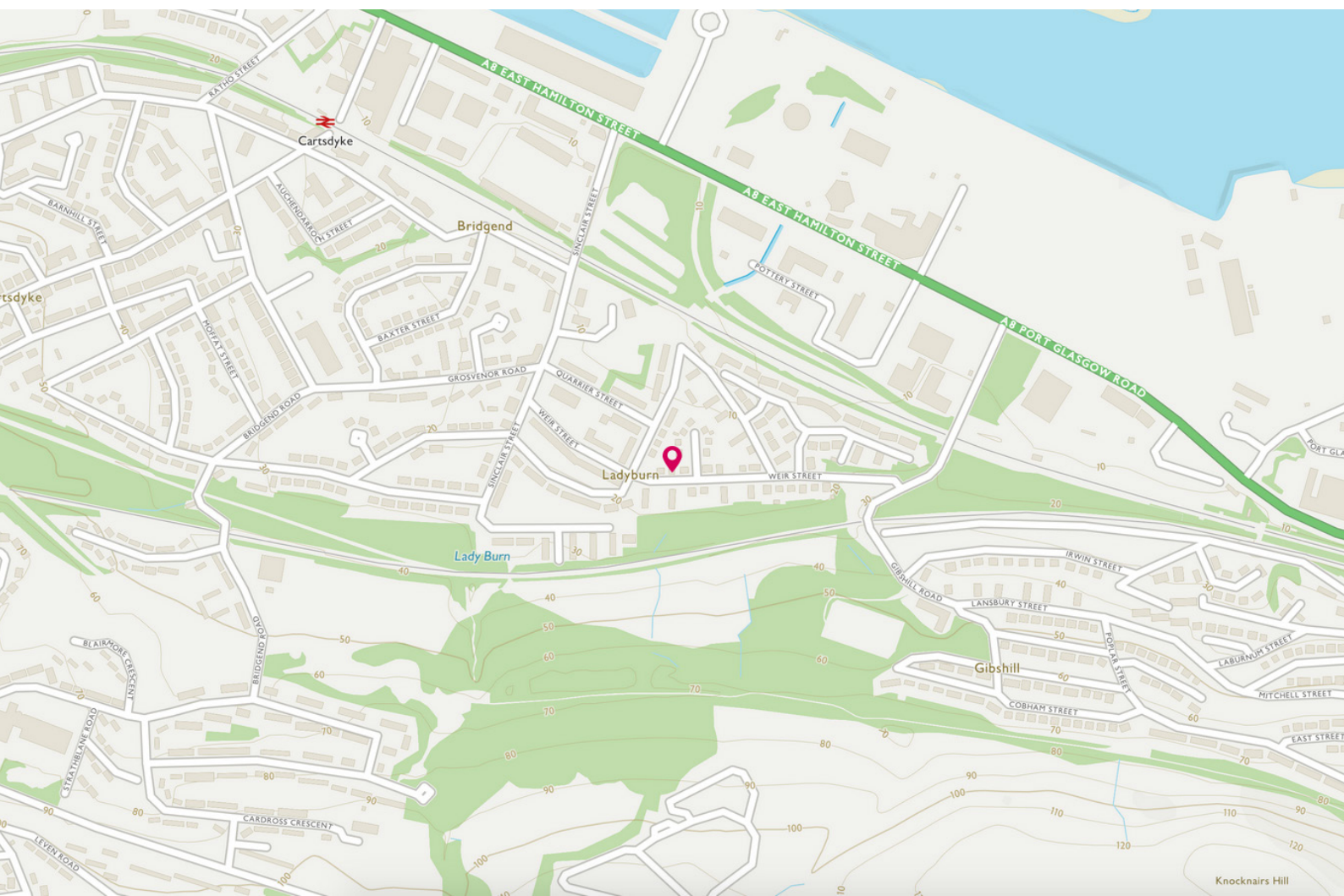
Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 4.70m (15'5") x 3.60m (11'10") |
| Kitchen | 3.60m (11'10") x 2.80m (9'2") |
| Bedroom 1 | 3.60m (11'10") x 2.60m (8'6") |
| Bedroom 2 | 3.60m (11'10") x 2.80m (9'2") |
| Bathroom | 2.75m (9') x 1.35m (4'5") |

Gross internal floor area (m²): 55m²

EPC Rating: C

Extras (Included in the sale): All fitted carpets and floor coverings, all light fixtures and fittings and all blinds and curtains.



THE LOCATION

Weir 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, providing 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 Cartsdyke and Bogston train stations provide direct journeys into Glasgow Central, in addition to Gourock and Wemyss Bay, there are car ferries that 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 is 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 approximately 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.



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