

# 46b Newton Street

GREENOCK, INVERCLYDE, PA16 8SN



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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McEwan Fraser Legal is delighted to present this impressive one-bedroom apartment with a separate home office/studio space.

If you have ever leafed through a trendy home magazine, you will know that there are certain homes that capture your eye and make you read on! This one is that such place - the current owner has made it an incredibly stylish, enjoyable and functional place in which to live, and to enjoy with friends and family. It has been well designed to maximise privacy and the natural available light creates a modern ambience and has been decorated throughout with a contemporary theme, evoking a feeling of chic homeliness.

**46b Newton Street**



When entering the apartment you get a feeling that this is a well-loved home. Rising up the traditional stone stairway and welcome vestibule, the impressive hallway leads to flat 46b, arguably the prime position within this conversion. The spacious lounge is bathed in natural light from the bay window. The stunning high ceilings are complete with traditional cornice details and ceiling roses. There is more than enough room to accommodate various furniture configurations and with a glorious traditional fireplace as the living spaces main focal point.





The kitchen/diner is absolutely stunning, it has been recently upgraded to an exquisite standard. Modern and stylish with crisp white cabinets and a striking stone grey work surface and splashbacks. It is fitted with a range of floor and wall mounted units, complete with under-cupboard and plinth lighting. All of the appliances are integrated bar the fridge/freezer, the gas hob and electric oven make this ideal for any aspiring chef. Finally, there is another bay window with plenty of space for a kitchen table, the perfect place to start your day with a coffee.







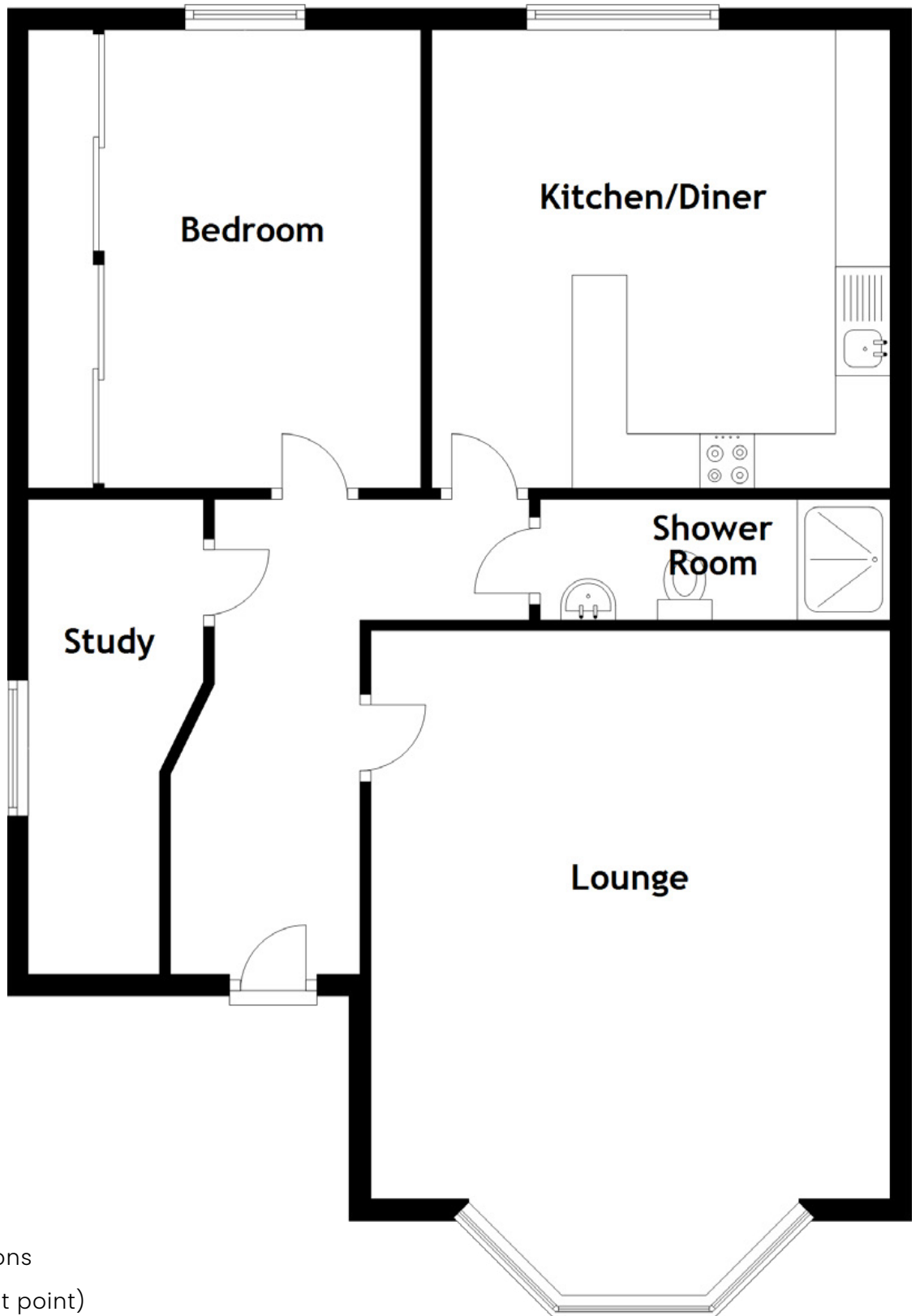
The master bedroom is perfect for the home. It has large integrated wardrobes, ensuring the room is kept clutter-free, and still has plenty of room for free-standing furniture.

The luxury shower room has also been recently upgraded, and is decorated with grey neutral tones. The waterfall shower makes it an alluring space to relax and unwind.

Finally, there is a separate box room which is the perfect place for a home office/studio or even somewhere to tinker with a hobby.







Approximate Dimensions  
(Taken from the widest point)

Lounge	6.58m (21'7") x 4.75m (15'7")	Gross internal floor area (m <sup>2</sup> ): 88m <sup>2</sup>
Kitchen/Diner	4.20m (13'9") x 4.20m (13'9")	EPC Rating: D
Bedroom	4.20m (13'9") x 2.90m (9'6")	
Study	4.35m (14'3") x 1.60m (5'3")	Buyer's Premium Value: £2400
Shower Room	3.20m (10'6") x 1.10m (3'7")	



The property has stylish grey flooring throughout, with soft luxurious carpet in the bedroom. There is gas central heating and is double glazed throughout with sash and case windows. Helping to ensure a warm, cost-effective living environment all year round.



Externally, there is a beautiful sunny, shared enclosed garden to the rear, a perfect place to relax, entertain and enjoy the outdoors.

Some properties really do tick every box, this is one of them, early viewing is advised.





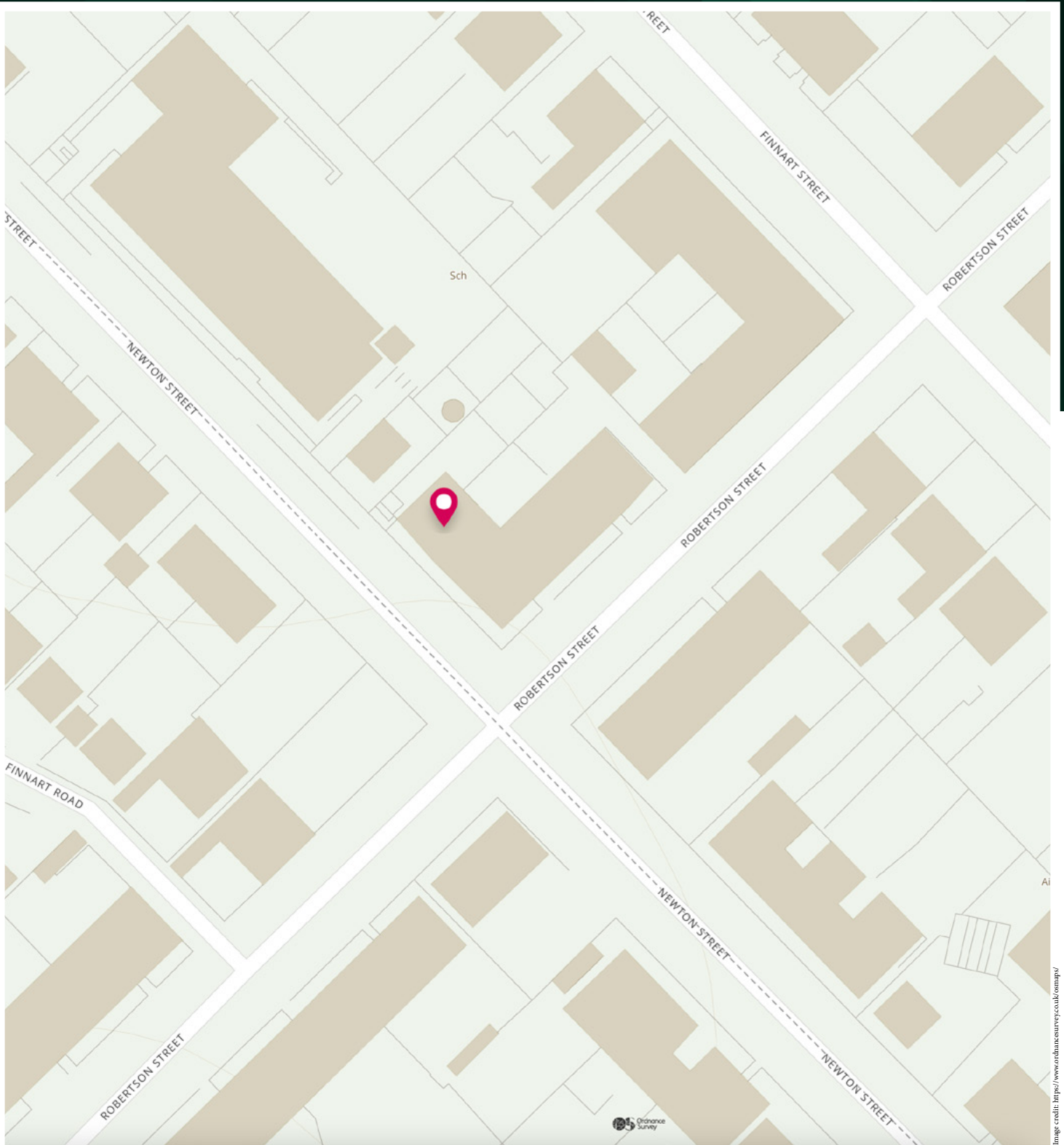


Newton Street is in a fantastic setting in the heart of Inverclyde, with its unrivalled beauty and broad coastal reaches of the River Clyde. Greenock, Gourock and Port Glasgow town centres are all within easy reach, along with the charm offered by the villages of Inverkip, Wemyss Bay and Kilmacolm. Local amenities are close by - the retail offering includes everything you need from unique, individual shops, to large supermarkets.

The property also has excellent transport links. Nearby, Greenock West train station provides 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. With its close proximity to the A8 and M8 motorway network, it is only 30 minutes by road to Glasgow Airport and 40 minutes to Glasgow city centre. There are an excellent range of local schools within walking distance, both in the private and public sectors.

## The Location





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