

17D Aberfoyle Road

GREENOCK, INVERCLYDE, PA15 3DF



Stunning Three-Bedroom Upper Villa with Breathtaking Clyde Views – Immaculately Upgraded Throughout



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Jonny Clifford with McEwan Fraser Legal is delighted to present this beautifully presented 3-bedroom upper villa, located in a popular area of Greenock. Fully upgraded to an impeccable standard, this exceptional home offers stylish living with breathtaking views over the Clyde.

THE LIVING ROOM



Internally, the property boasts a fresh and contemporary finish throughout. The spacious lounge is a standout feature, complete with a charming log-burning stove, perfect for cosy evenings while taking in the panoramic views.

THE KITCHEN



The newly fitted kitchen is modern and well-equipped, ideal for both everyday living and entertaining.





There are three generous double bedrooms, each offering ample space and versatility, whether used for sleeping, working from home, or as a guest room. The upgraded shower room adds a touch of luxury, featuring sleek, high-quality fittings.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



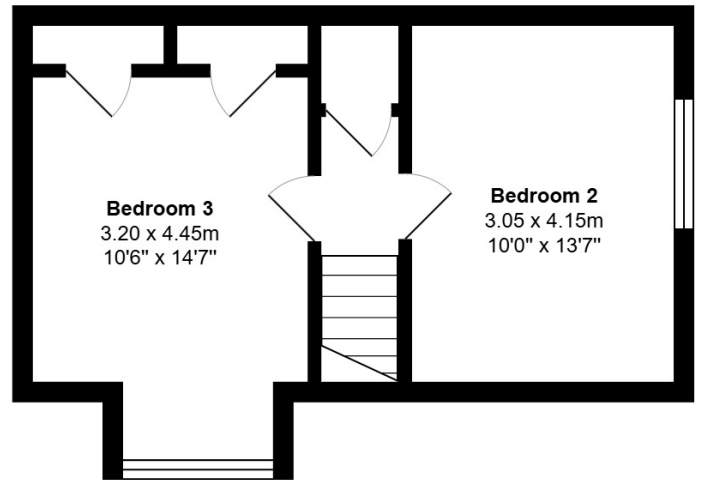
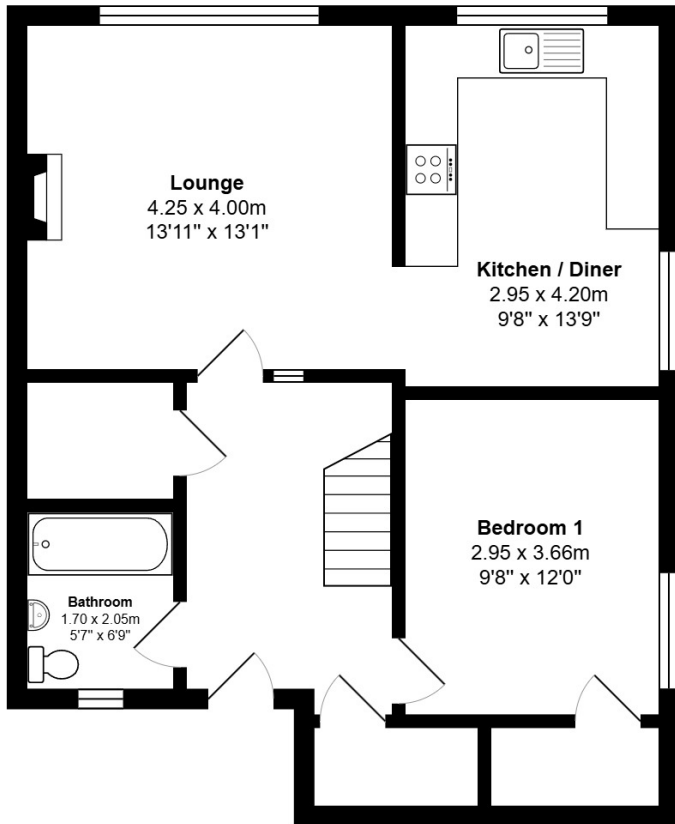
This is a truly turn-key home, combining comfort, style and stunning scenery — ideal for a range of buyers seeking space and quality in a desirable location.

Early viewing is highly recommended to fully appreciate all that this impressive villa has to offer.

EXTERNAL & VIEW

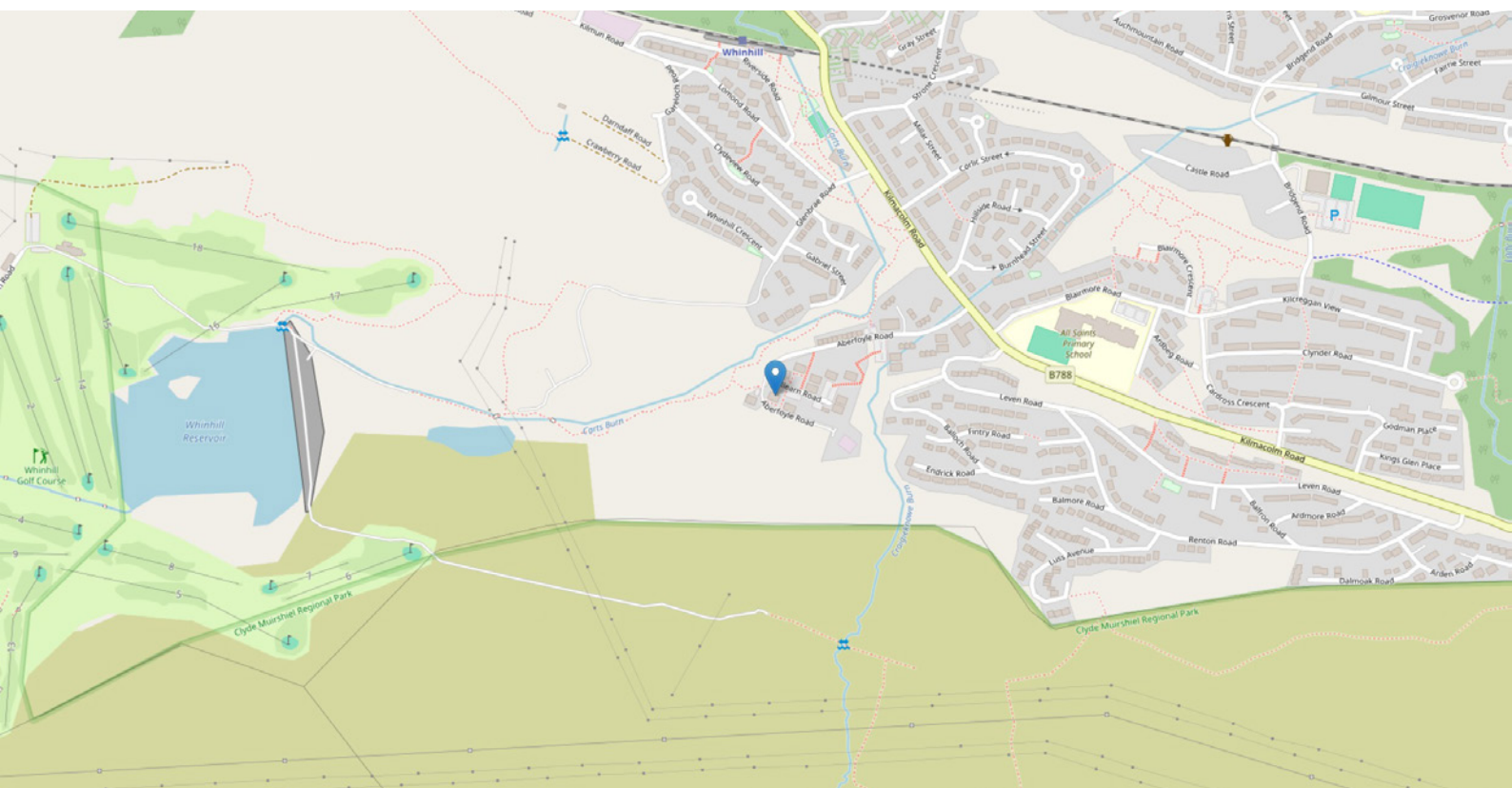


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 92m² | EPC Rating: C



THE LOCATION

Greenock is a vibrant coastal town set on the banks of the River Clyde, offering a perfect blend of scenic beauty, rich maritime history, and modern convenience. With its stunning waterfront views, historic architecture, and excellent transport connections to Glasgow and beyond, Greenock continues to attract homebuyers seeking a balance between peaceful living and accessibility.





The town benefits from a wide range of local amenities, including supermarkets, cafes, restaurants, and leisure facilities. The nearby Oak Mall Shopping Centre provides a mix of high-street and independent retailers, while outdoor enthusiasts will appreciate the abundance of parks, coastal walks, and access to the Clyde Muirshiel Regional Park.

Families are well-served by reputable local schools and nurseries, and commuters enjoy easy access via road and rail, with regular train services to Glasgow Central and surrounding areas.

Whether you're looking for a quiet place to call home or a base with easy access to the city, Greenock offers something for everyone, all wrapped in stunning natural surroundings.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JONNY CLIFFORD
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.