

2/1, 204 Eldon Street

GREENOCK, INVERCLYDE, PA16 7AT



*STUNNING TWO BEDROOM APARTMENT WITH
GLORIOUS SEA VIEWS*



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CHAIN FREE! We are delighted to bring to the market this fabulous, bright, two bedroom apartment, occupying the second level of a modern and highly sought after development, in a popular pocket of Greenock. This property would be a fantastic acquisition for either a professional couple, or indeed, a smaller-sized family. Having an eye for style and quality, the current owner has upgraded this apartment to the highest of standards.

In more detail, the contemporary accommodation comprises a large welcoming hallway, with plenty of storage. A laundry room containing a washer/dryer, making the very best of available space. To the front of the property, overlooking the sea, is a large living room with beautiful flooring and one of the most beautiful aspects in Scotland. With its stylish deep window sills, there is more than enough room to accommodate various furniture configurations. This also takes you out onto the private balcony – the perfect place to start your day with a coffee, and unwind with a glass of wine and watch the sun go down. The kitchen is a feast of modern chic, with streamlined marble work surfaces, and low-level lighting. It benefits from a built-in double oven, hob, extractor hood – meaning it's equipped for convenience and functionality. The kitchen has been newly tiled and decorated, but is bathed in natural light, it creates a modern and relaxing ambience.

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open plan area





The spacious bedrooms are very generous in size with integrated storage and plenty of additional space for free-standing furniture. The master further benefiting from an en-suite shower room. The bathroom has a bath with central taps and also benefits from heated towel rails. It is plain to see the owner has spared no expense in creating this relaxing place to soak away the cares of the day.

All the hard work in this alluring apartment has already been done by its current owner. The property benefits from double glazing and gas central heating.

Externally, to the front of the property, there is a section of communal garden with a sunny aspect. To the front there is allocated parking.



bedroom 1





EN-SUITE



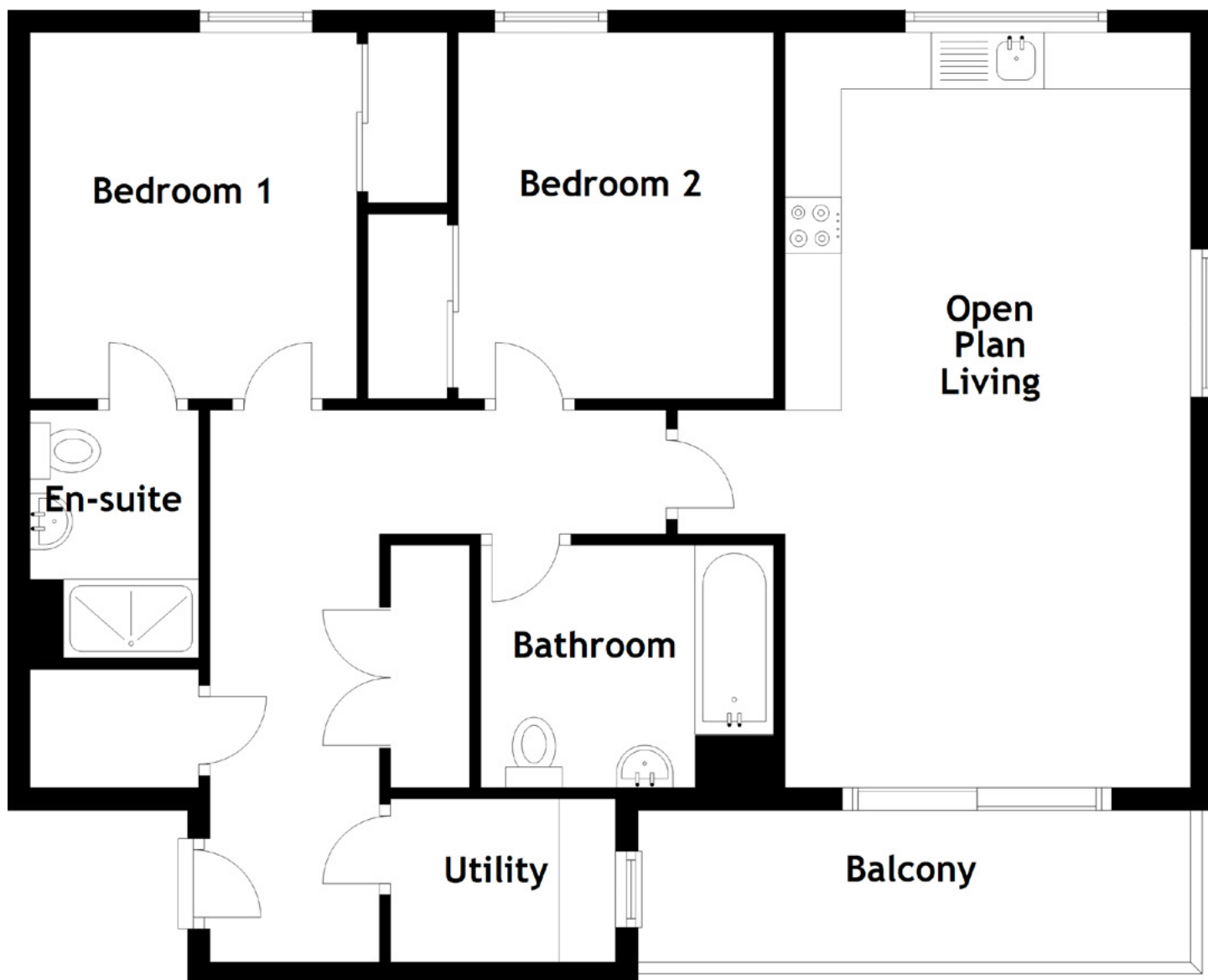
bedroom 2





the bathroom





Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.70m (22') x 3.60m (11'10")
Bedroom 1	3.25m (10'8") x 2.90m (9'6")
En-suite	2.20m (7'3") x 1.50m (4'11")
Bedroom 2	3.25m (10'8") x 2.80m (9'2")
Bathroom	2.60m (8'6") x 2.15m (7'1")
Utility	2.00m (6'7") x 1.45m (4'9")

Gross internal floor area (m²): 77m²

EPC Rating: B

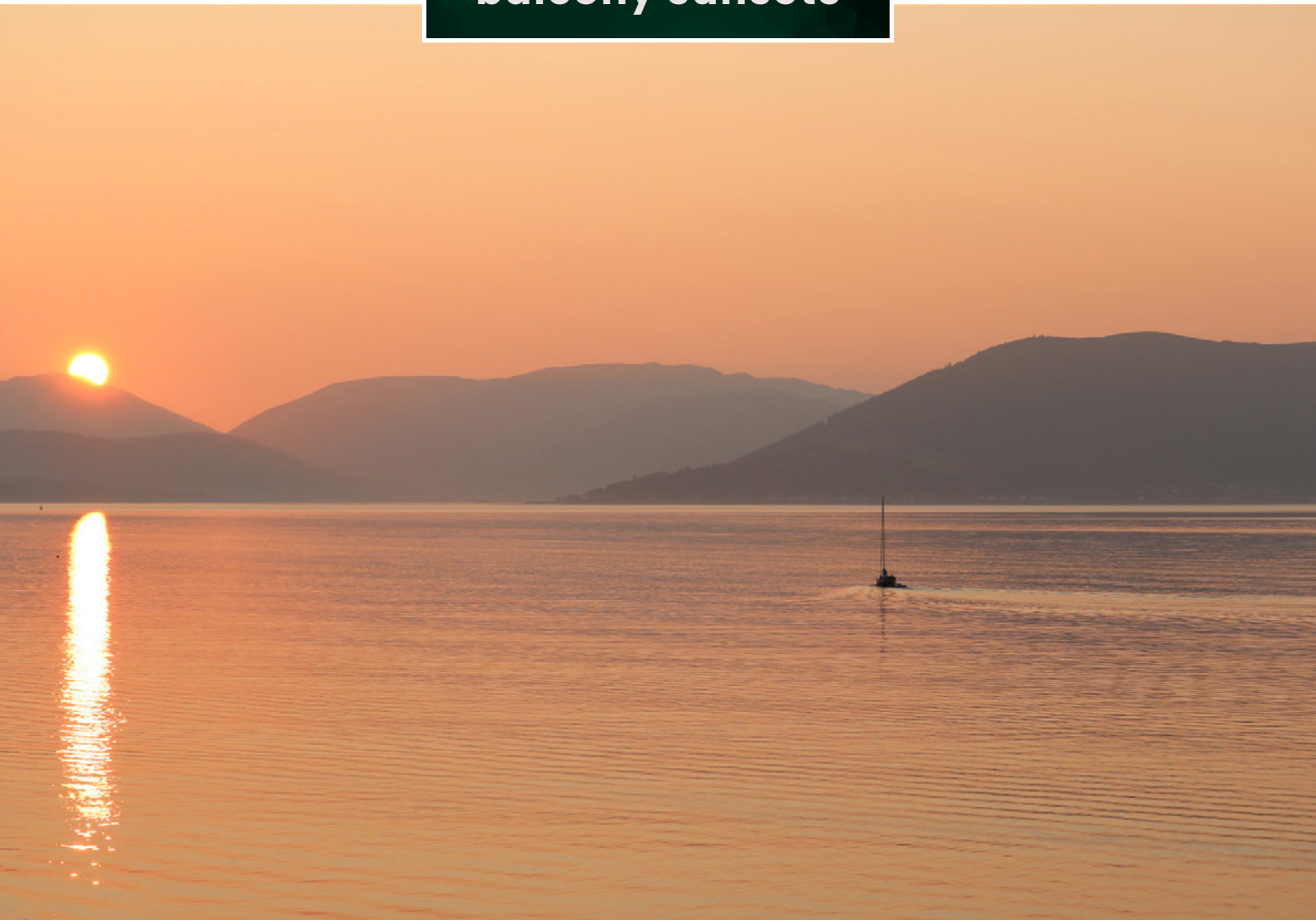


the balcony





balcony sunsets





204 Eldon 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 full comprehensive range of facilities. The property also has excellent transport links nearby; Fort Matilda, Greenock Central and 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 20 minutes by road to Glasgow Airport, 30 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. For example, boating and sailing, with Gourock having its own yachting club. Kip Marina is 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.

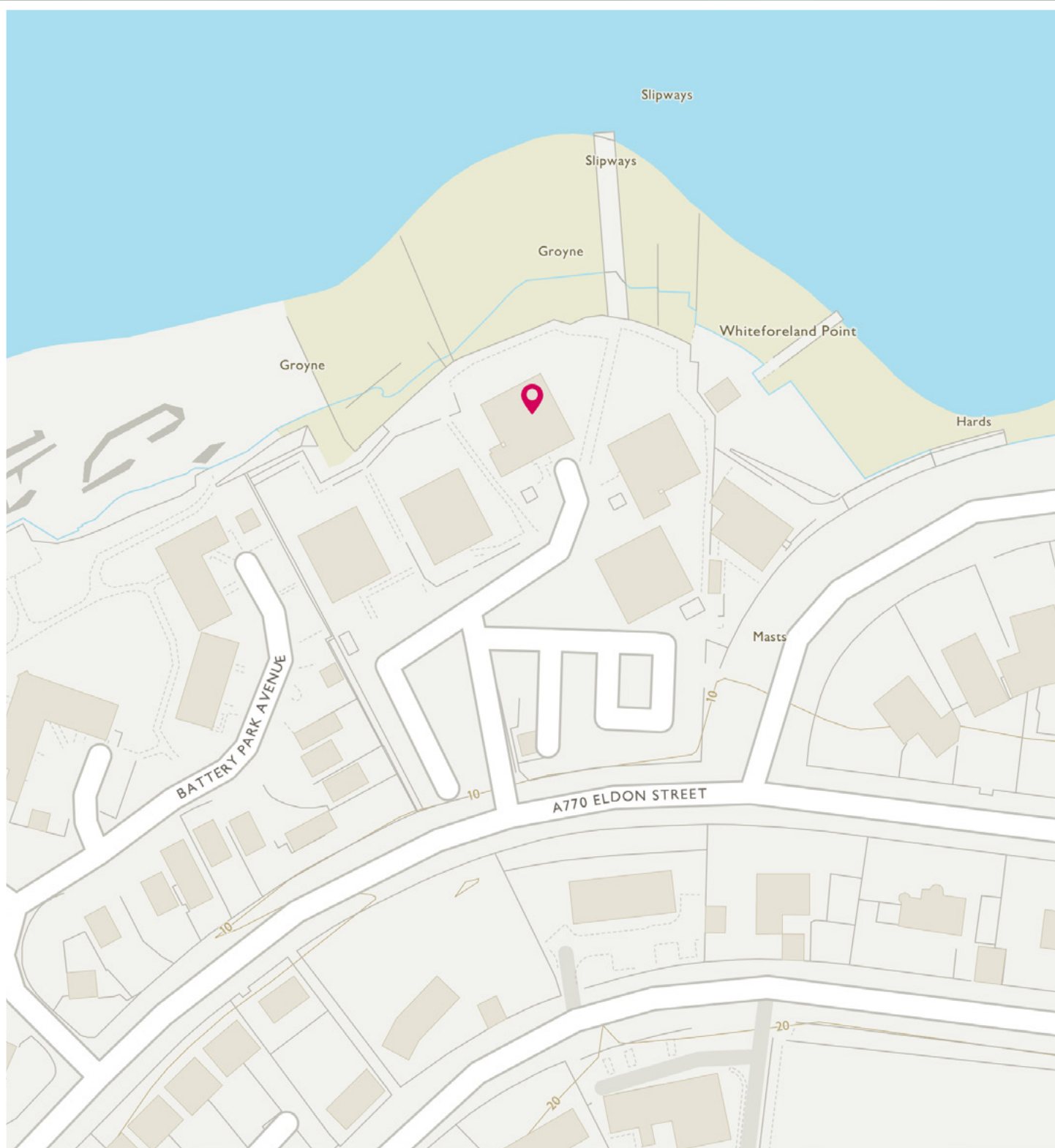


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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