

Flat 1/2 87 Newton Street

GREENOCK, INVERCLYDE, PA16 8SF



*STYLISH CONVERSION - WITH INCREDIBLE VIEWS
OVER THE FIRTH OF CLYDE*



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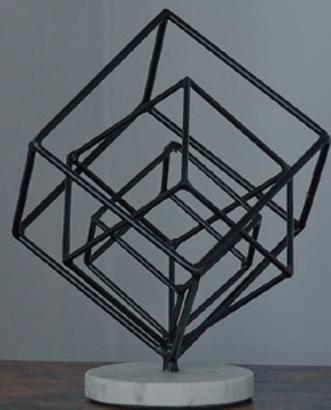


McEwan Fraser Legal is delighted to present this impressive one bedroom apartment with outstanding views over two aspects. If you have ever leafed through a trendy home magazine, you will know that there are certain homes that capture your eye and make you read on! This one is that such place - the current owner has made it an 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 homeliness.

In more detail the accommodation comprises: Immediately when entering the apartment you get a feeling that this is a well-loved home. Rising up the lovely panelled stairway, the impressive hallway leads to flat 1/2, arguably the prime position within this conversion. The spacious lounge is bathed in natural light from the bay and an additional side window. There is more than enough room to accommodate various furniture configurations and with fantastic views over the River Clyde and hills beyond. You often see cruise liners docked in Greenock and luxury yachts cruising, enjoying the natural beauty and safe waters. From the side aspect, you can even see right the way up to the Erskine Bridge - on a clear day. The kitchen is modern and stylish with oak cabinets with black marble effect work surfaces and splashbacks. It is fitted with a range of floor and wall mounted units, with space for a breakfast table in the window recess. Includes integrated fridge, freezer, extractor hood and gas hob and electric oven.

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LOUNGE & KITCHEN









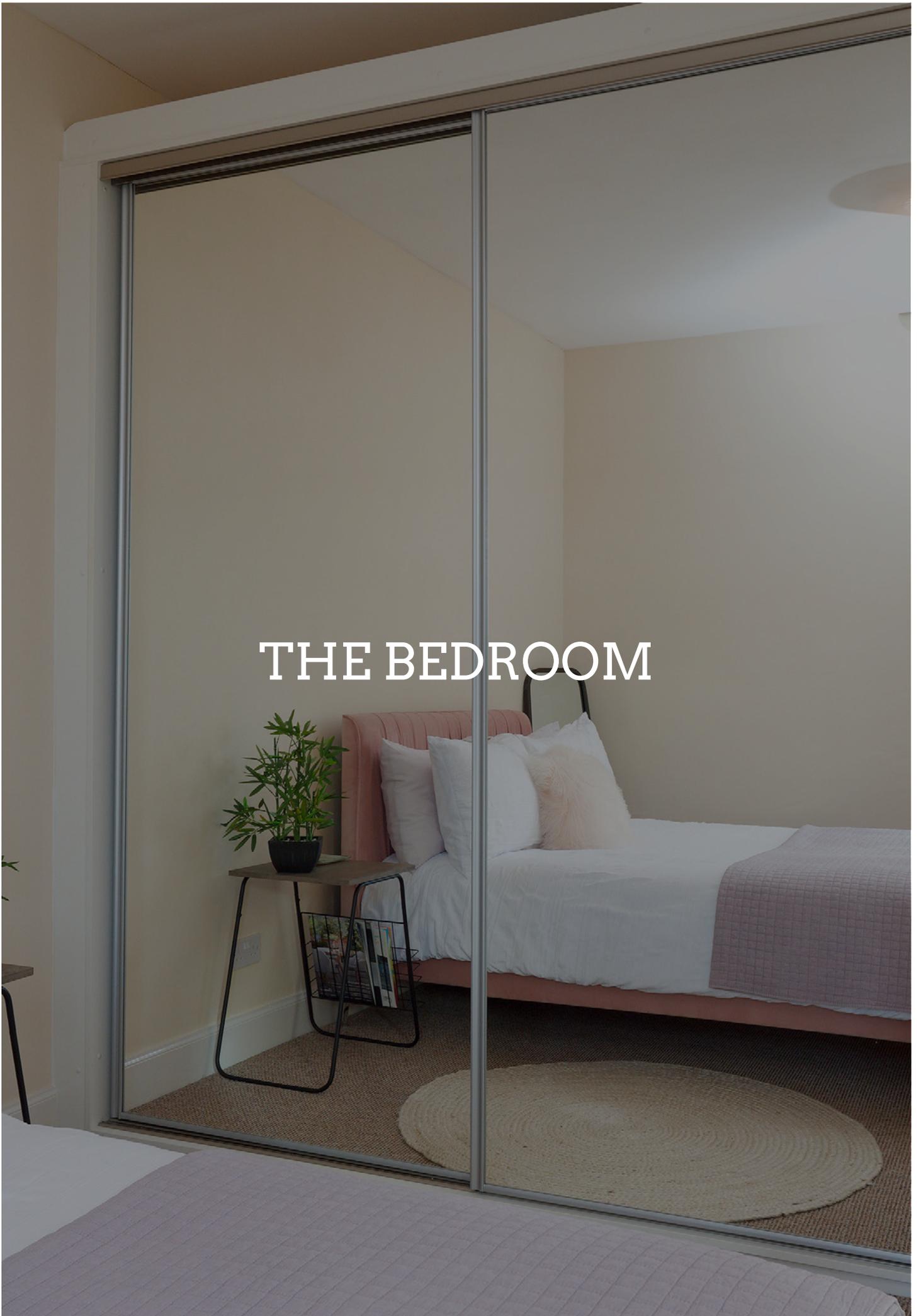


The master bedroom has large integrated wardrobes, and still plenty of room for free standing furniture. The partially tiled luxury bathroom with shower and bath with central taps makes it both a functional and alluring space to relax and unwind.

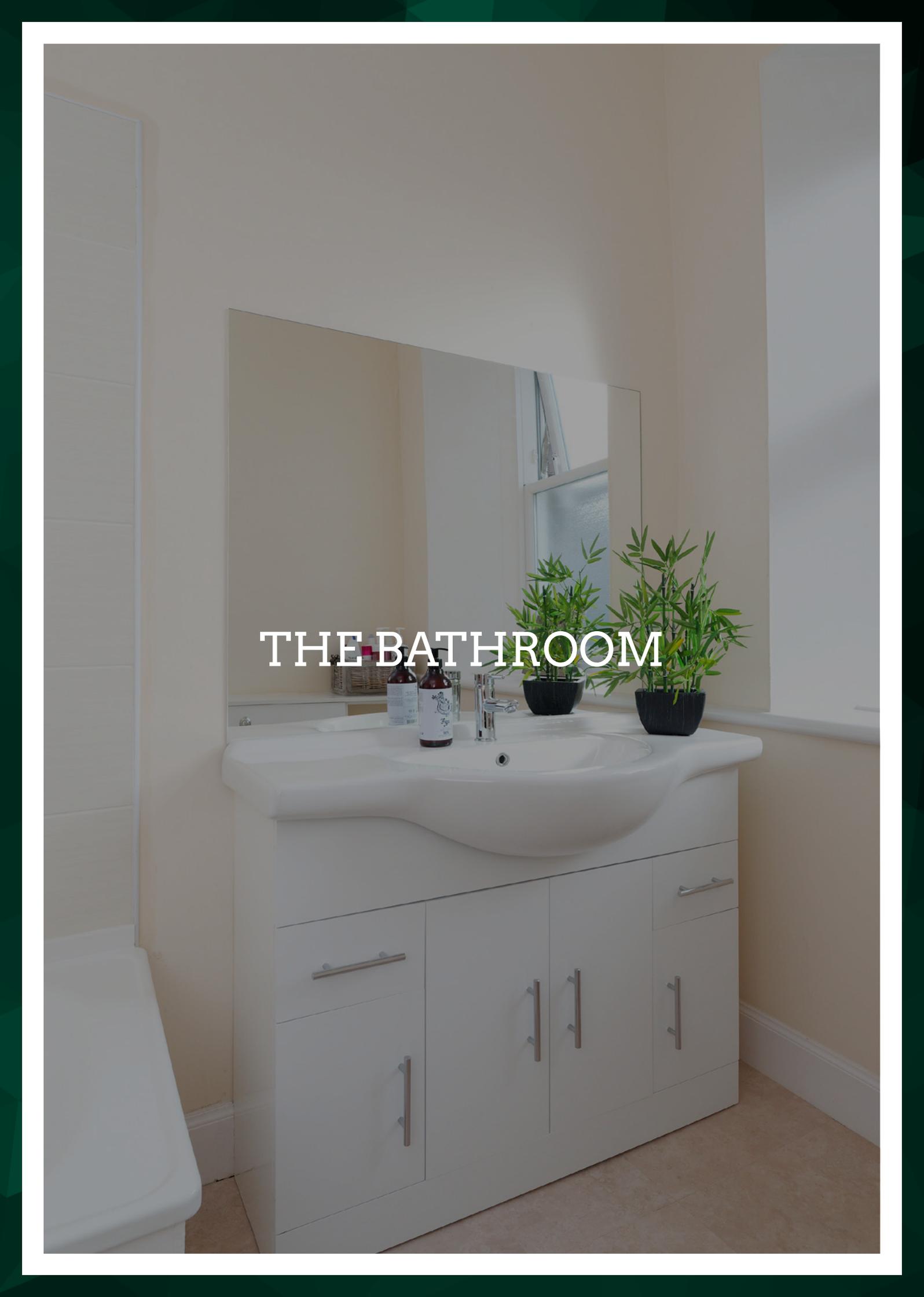
The property has carpet throughout and Karndean flooring in kitchen and bathroom, gas central heating and is double glazed throughout with sash and case windows. Helping to ensure a warm, cost-effective living environment all year round.

Externally, there is a beautiful sunny, private enclosed garden to the rear and large shared front and back gardens a perfect place to relax, entertain and enjoy the outdoors. The garden is incredibly spacious in size and has plenty of space for an outhouse or potentially even further accommodation. There is also a communal carriage house affording plenty of storage for any outdoor equipment. This really could be the perfect project for any discerning buyer. A tarmac driveway with parking for two cars, completes this wonderful home.

THE BEDROOM

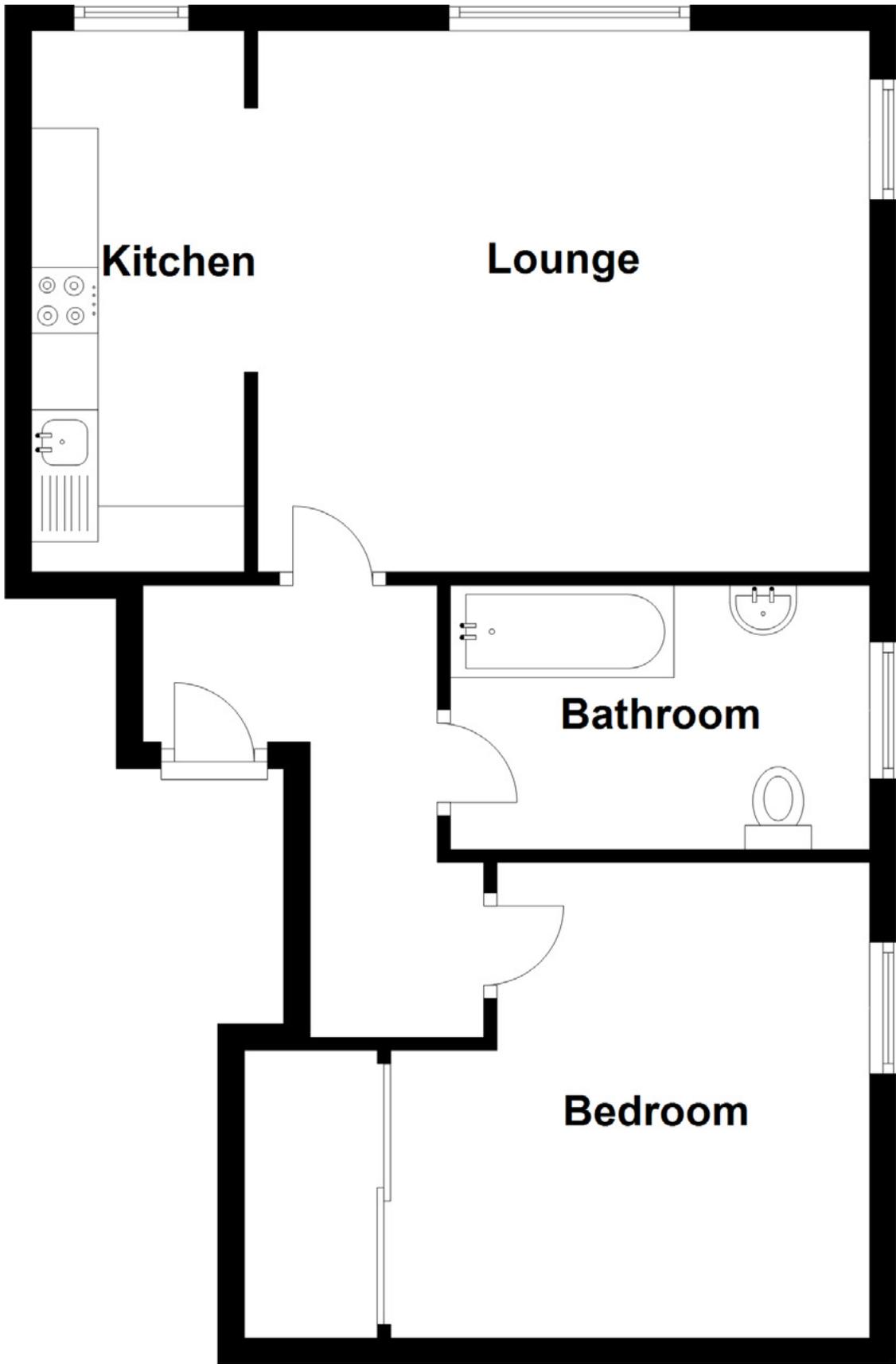




A photograph of a modern bathroom vanity. The vanity is white with a white ceramic sink and a chrome faucet. On the countertop, there are two potted plants in black pots, a bottle of hand soap, and a small basket. A large mirror is mounted above the vanity, reflecting the room. The walls are a light beige color, and the floor is made of light-colored tiles. The text "THE BATHROOM" is overlaid in the center of the image.

THE BATHROOM





Approximate Dimensions
(Taken from the widest point)

Lounge 4.60m (15'1") x 4.10m (13'5")
 Kitchen 4.10m (13'5") x 1.60m (5'3")

Bedroom 3.60m (11'10") x 3.60m (11'10")
 Bathroom 3.05m (10') x 2.00m (6'7")

Gross internal floor area (m²): 49m²
 EPC Rating: C

Floor Plan

the exterior





property views





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 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. 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

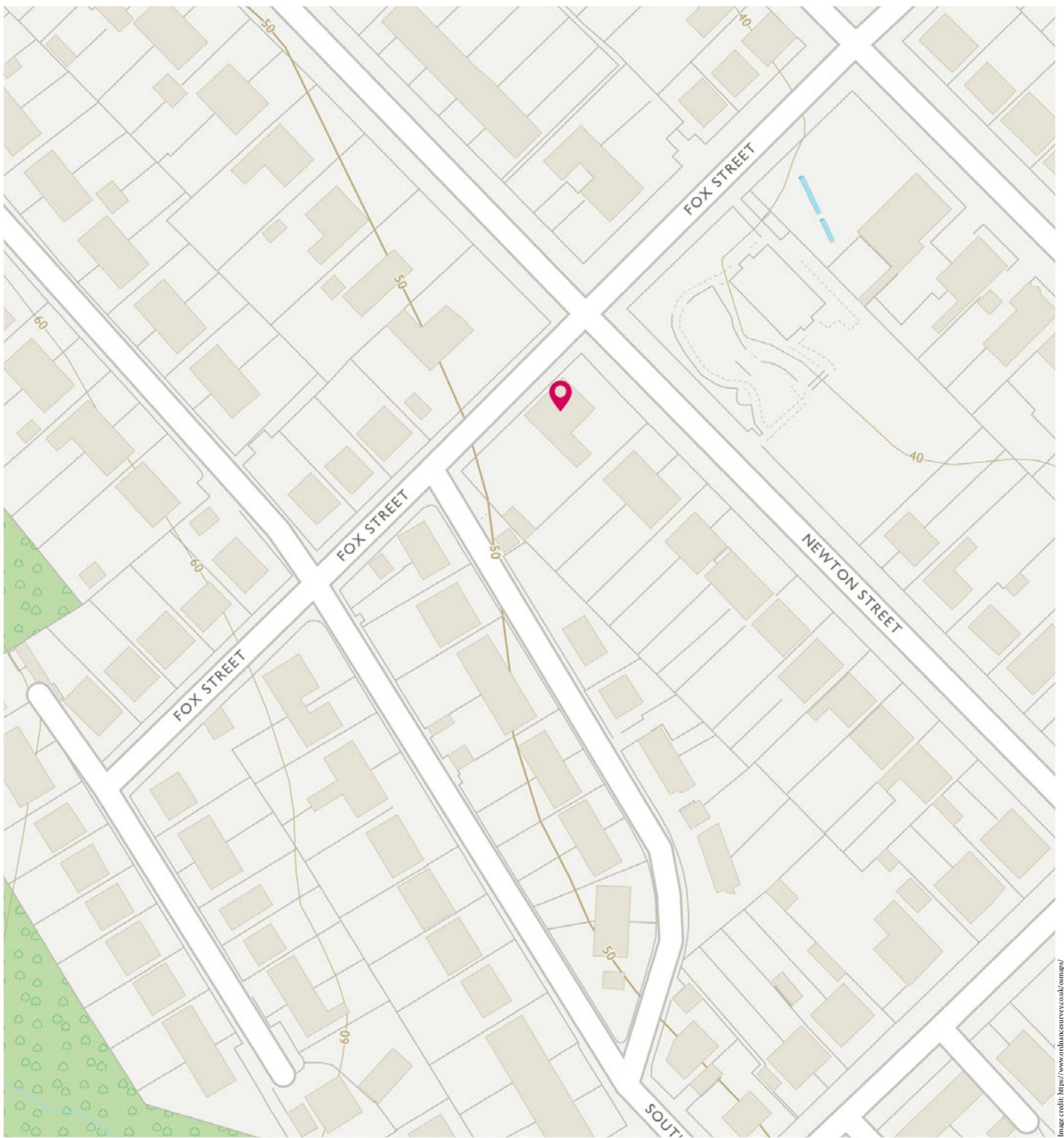


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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