



24 LYLEFOOT CRESCENT, GREENOCK,  
PA16 7TJ





## Description

This light and airy three bedroom EXTENDED SEMI DETACHED VILLA occupies a large plot within highly sought after West End location and is set within attractive spacious landscaped gardens which backs onto the grounds of Sir Gabriel Wood's Mariners' Home. This rarely available family home has been in current ownership for last 60 years.

The property lies within easy walking distance of Fort Matilda railway station with frequent service to Glasgow which is ideal for commuters. The Greenock Wanderers playing fields, Esplanade and Battery Park are all nearby. There are impressive views, especially from upstairs apartments towards the Firth of Clyde spanning from the Holy Loch to the Roseneath Peninsula with the Argyllshire hills beyond.

We are advised that the house was completed shortly before WW2 and, following the war, the owner at that time purchased an additional adjacent plot which housed a Nissen hut used by the Women's Royal Naval Service (the Wrens) during wartime. This substantial outbuilding (36'9 x 17'7) is still used today as a large garage / workroom and it may offer future development potential, subject to requisite permissions being granted. It offers an ideal workspace for DIY projects and hobbies. A paved driveway offers parking for two cars with a further hardstand area.

There are enclosed well stocked gardens which extend to the front, side and rear. The front garden features a lawned area, selection of plants/shrubs and pond. A path leads to the side garden with further plants which then gives access to the rear garden benefiting from a paved patio area with ample space for table and chairs offering a perfect space for summer days.

Specification includes: an alarm system, electric heating and double glazing. There is a cellar providing useful storage.

Ground Floor Accommodation comprises: Entrance Vestibule by double doors with tiled floor leads through a further double glazed door with side panels to the Reception Hallway which benefits from an understair cupboard. There is a bright front facing Lounge with three light bay window formation, alcove, cupboard and gas radiant fire. The Dining Room is open plan to the rear facing Kitchen and offers a great space for families and entertaining. The Kitchen features white/grey patterned units, marble effect work surfaces and splashback tiling. Appliances include: gas hob and electric oven. A double glazed door leads directly to the rear garden.

Also on the ground floor, there is a large double sized Bedroom with window formations to the side and rear, plus an inbuilt storage cupboard. From the Hall, stairs lead to the Upper Landing with front facing window.

Upper Landing Accommodation comprises: two further large double sized bedrooms with both rooms featuring two window formations creating airy living spaces. Bedroom 2 benefits from wardrobe storage and access to the eaves. The Bathroom is a spacious apartment with rear window, four piece suite comprising: pedestal wash hand basin, wc, bidet and bath with Triton shower. Additional specification includes partial wall tiling and storage cupboard.

Immediate viewing is advised for this rare opportunity to own a West End home with spacious gardens and sizeable outbuilding. EPC = E.

## Measurements

Entrance Vestibule

Reception Hallway

Lounge

Dining Room

Kitchen

Downstairs Bedroom 1

Upper Landing

Bedroom 2

Bedroom 3

Bathroom

13'10 x 17'1 (4.22m x 5.21m)

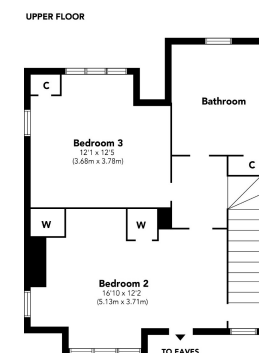
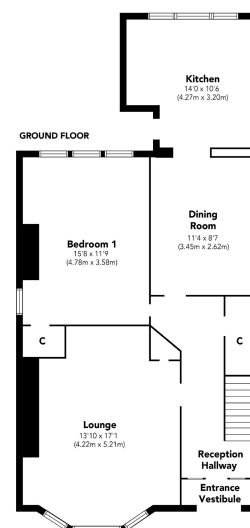
11'4 x 8'7 (3.45m x 2.62m)

14'0 x 10'6 (4.27m x 3.20m)

15'8 x 11'9 (4.78m x 3.58m)

16'10 x 12'2 (5.13m x 3.71m)

12'1 x 12'5 (3.68m x 3.78m)



Floorplans are indicative only - not to scale  
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