



2 PEILE LANE, GREENOCK, PA16 8PZ





## Description

Occupying a unique off street position close to Greenock Golf Course this three bedroom DETACHED VILLA is the only property located on Peile Lane within the heart of West End and enjoys aspects towards woodland. Pedestrian access is available from either Peile Street or South Street. Conveniently positioned for amenities and transport facilities including Greenock West railway station with a frequent service to Glasgow.

This is an ideal family home set within gardens to the front and side and rear. The front garden is lawned and there is a side lawned drying area, plus plot with shrubs. There are two paved patio areas and a lawned section within the rear garden. The gardens are enclosed by fencing / walls.

Specification includes: double glazing and electric heating. A degree of modernisation is required which is reflected in the asking price.

Accommodation comprises: Entrance Vestibule by double glazed door with glazed side panel and tiled floor. The Reception Hallway is reached by a single glazed door with glazed side panel and there are two inbuilt cupboards. There is a bright Lounge with windows to the front and side, plus fyfestone fireplace. Two double sized Bedrooms with side windows are located on this level.

Stairs lead to the Upper Landing with inbuilt storage cupboard. There is a front facing Kitchen with basic soft cream units, oak style edging, oak effect work surfaces areas and splashback tiling, plus two storage cupboards. A 2nd Hallway has an additional UPVC double glazed front door, plus double glazed door giving access to the rear garden and two inbuilt cupboards. The Dining Room has a front window and patio doors leading directly to the rear garden.

There is a 3rd double Bedroom on this floor with rear window which offers partial views towards the River Clyde. The Bathroom has a side window and basic three piece suite comprising: pedestal wash hand basin, wc and bath with chrome style mixer shower, plus wall tiling.

Immediate viewing is advised for this affordable family home in a rarely available West End location. EPC = G.

## Measurements

Entrance Vestibule

Reception Hallway

Lounge

10'4 x 14'10 (3.15m x 4.52m)

Bedroom 1

14'3 x 9'2 (4.34m x 2.79m)

Bedroom 2

9'0 x 9'0 (2.74m x 2.74m)

Upper Landing

Kitchen

13'3 x 7'2 (4.04m x 2.18m)

2nd Hallway

Dining Room

9'2 x 14'10 (2.79m x 4.52m)

Bedroom 3

11'3 x 10'5 (3.43m x 3.18m)

Bathroom



Floorplans are indicative only - not to scale  
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