



**5 SEAFIELD COTTAGE LANE, GREENOCK,  
PA16 7QZ**





## Description

Set within a highly sought after West End development lying off the Esplanade this two bedroom LOWER QUARTER VILLA with private main door access located to the side of the building offers a well presented home. Pedestrian access to the development is available from both the Esplanade and Eldon Street. There is an allocated parking space for one car within the resident's car park which is reached from the Esplanade.

Partial views extend towards the River Clyde with the hills beyond. Conveniently situated for local amenities, transport facilities and the waterfront which are within level walking distance. Suits a variety of purchasers including downsizers and the retired market. Specification includes: double glazing and gas central heating. There is a private lawned section of garden located to the front of the property .

Impressive accommodation comprises: Entrance Vestibule by UPVC door which leads by a single glazed door to the Hallway with useful walk in cupboard. There is a front facing Lounge with two light window formation enjoying partial views to the Esplanade and River Clyde, plus a fireplace with marble surround and hearth.

The quality refitted dining sized Kitchen features a range of soft cream units and oak style work surfaces. Appliances include: electric cooker, washing machine, tumble dryer and fridge/freezer.

There are two rear facing double sized Bedrooms both with fitted wardrobes. The quality Shower Room features a three piece suite comprising: pedestal wash hand basin, wc and shower cubicle with chrome style shower. Additional benefits include: chrome style heated towel rail and side window.

Early inspection recommended for this rare opportunity to purchase a flat within this desirable development. EPC = C

## Measurements

Entrance Vestibule

Hallway

Lounge

Dining Kitchen

Bedroom 1

Bedroom 2

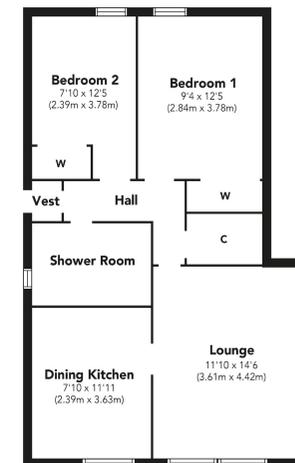
Shower Room

11'10 x 14'6 (3.61m x 4.42m)

7'10 x 11'11 (2.39m x 3.63m)

9'4 x 12'5 (2.84m x 3.78m)

7'10 x 12'5` (2.39m x 3.78m)



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd











The  
next  
step....



To view call our office on  
**01475 888400**  
Mon/Fri - 9.30am - 5pm  
Tue/Wed/Thur - 9am - 5pm

**House to sell?**

Arrange a free appraisal of your current home.

**Require a solicitor?**

Ask for a free legal quotation from Neill Clerk & Murray, Solicitors.  
[www.neillclerkmurray.co.uk](http://www.neillclerkmurray.co.uk)

**60 West Blackhall Street  
Greenock  
PA15 1UY  
t:01475 888400  
f:01475 888500  
e: [sales@neillclerk.co.uk](mailto:sales@neillclerk.co.uk)  
w: [www.neillclerk.co.uk](http://www.neillclerk.co.uk)**

**Agents Notes:**

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

rightmove   
Zoopa.co.uk

 neillclerk  
ESTATE AGENTS