



WHITELEES COTTAGE, OFF OLD LARGS ROAD, GREENOCK, PA16 9LP





Description

This is a unique opportunity to purchase a two bedroom DETACHED BUNGALOW with approximately 1 acre of ground which is situated within a rural location above Greenock. Access is via a private single track road reached from the Old Largs Road above Greenock. Situated within the Clyde Muirshiel Regional Park at a height of around 250m this must be one of the highest homes in Inverclyde. This home is perfect if you are seeking a quiet rural location which is less than 4 miles from the centre of Greenock with its wide range of amenities, plus good road / rail transport links to Glasgow and further afield.

The property enjoys panoramic south facing front views over the surrounding countryside including Darndaff Moor. Distant views on a clear day extend towards Goatfell on Arran and the Isle of Bute.

Approximately 1 acre of ground is included with the sale which may offer future development potential, subject to requisite permissions being granted. The ground extends to the boundary fencing surrounding the property and includes grass areas, mature trees and a selection outbuildings / sheds. A gate provides a separate access to the ground from the private road with an overgrown track offering access for a 4 x 4.

Specification includes: double glazing and coal fired central heating.

We have been advised that there is an agreement with the MOD that they maintain the private single track access road which continues beyond Whitelees Cottage to an MOD radio mast station. There is a spring water supply for the property. We are advised the current owner opts to collect their drinking water from Murdieston Farm and this informal arrangement could continue for the future owner.

Accommodation comprises: Entrance Vestibule by UPVC double glazed door which leads to Hallway by glazed door. There is a bright front facing Lounge with three light floor length window formation and fifestone fireplace with coal stove. The lounge is on semi open plan with the Dining Room which overlooks the rear garden.

The Kitchen can be accessed from the dining room or the hall. There is a range of oak style units, solid granite work surfaces and splashback tiling. Appliances include: extractor hood, electric ceramic hob and oven. A Rear Porch leads to the garden. There is a Utility / Cloakroom with front window and plumbing for a washing machine.

There are two double sized Bedrooms both offering wardrobe / cupboard storage. The Bathroom benefits from a four piece suite comprising: pedestal wash hand basin, wc, bidet and corner bath with mixer shower.

Immediate inspection is recommended for this rare opportunity to purchase a home within this rural location. EPC = E

Measurements

Entrance Vestibule

Hallway

Lounge

17'6 x 13'1 (5.33m x 3.99m)

Dining Room

9'11 x 10'1 (3.02m x 3.07m)

Kitchen

13'3 x 9'0 (4.04m x 2.74m)

Rear Porch

Utility / Cloakroom

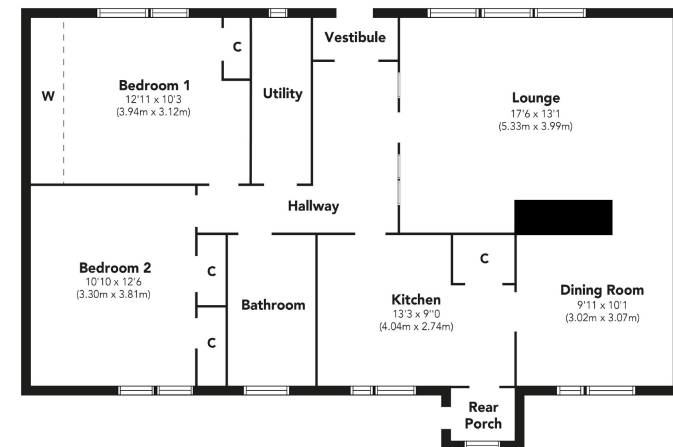
Bedroom 1

12'11 x 10'3 (3.94m x 3.12m)

Bedroom 2

10'10 x 12'6 (3.30m x 3.81m)

Bathroom



Floorplans are indicative only - not to scale
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Agents Notes:

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