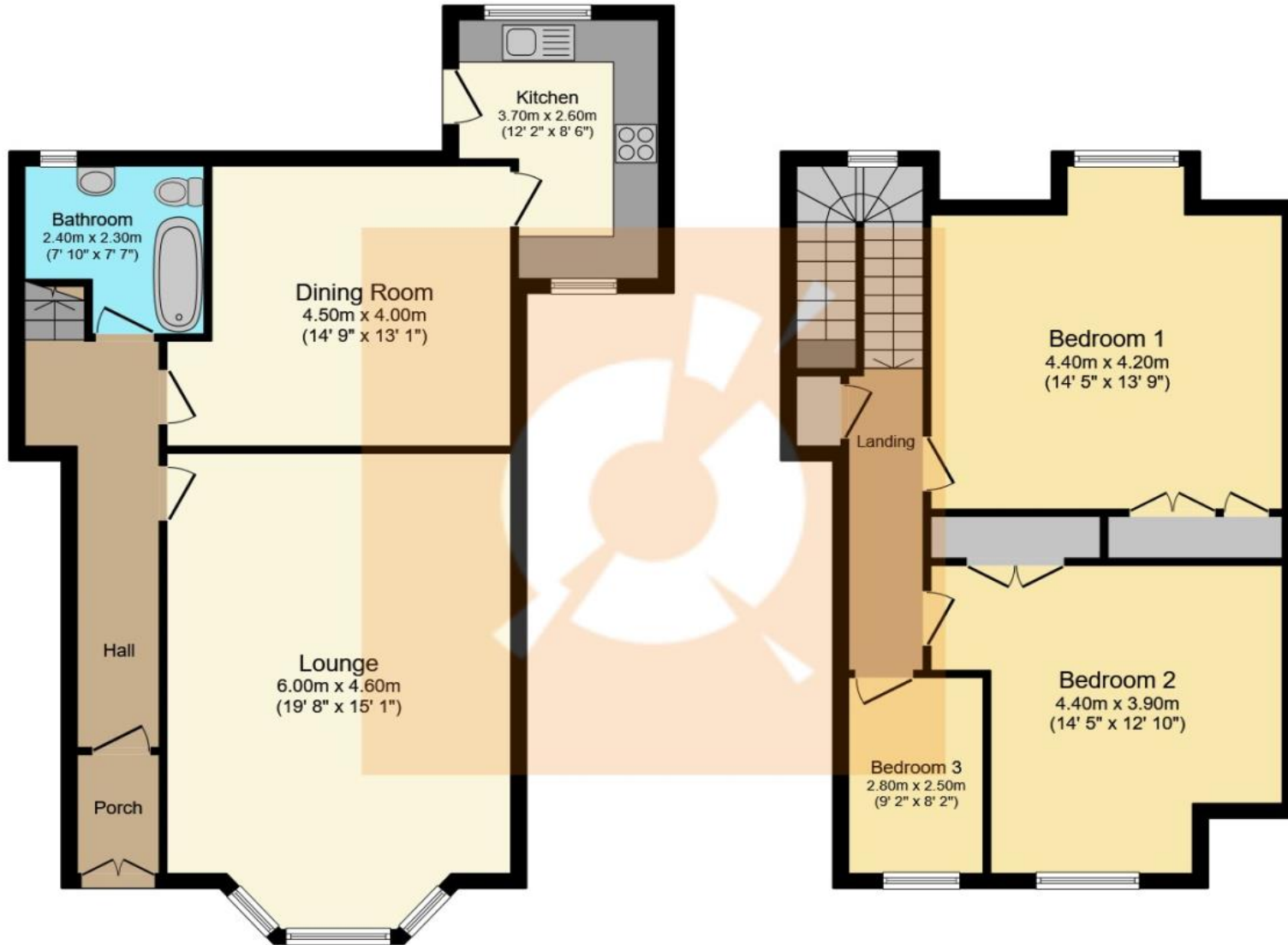




Alderlee, Alderwood Road, Port Glasgow

Offers Over £175,000





Ground Floor

First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

Welcome to Alderlee. This stunning sandstone villa is perfectly situated in the heart of Port Glasgow and boasts breath-taking views over the River Clyde and beyond. The home is within walking distance from a host of local amenities and excellent public transport links which offer regular services to Glasgow City Centre.

Alderlee occupies a substantial plot with a manicured lawn section and staircase to the front leading to the entrance. Into the home, you're invited through the bright and airy reception hallway with original quality hardwood flooring which leads seamlessly into the lounge. The family lounge offers an elegant space to unwind and enjoy beautiful scenery through the large bay window formation. The lounge is wonderfully complimented with an abundance of period features to include impressive dimensions, ceiling heights and intricate ceiling cornicing with centre rose.

The well-appointed kitchen comprises of an array of wall and base mounted units paired with oak-effect worktops and white tiled splashback, creating a chic and efficient workspace. Integrated appliances include a 4-ring gas hob with electric oven/grill, extractor hood and dishwasher as well as ample space for freestanding appliances. New flooring has recently been added along with a new radiator for added warmth.

Also found on the ground level is a delightful dining room with generous proportions complimented with an abundance of natural light. The dining room offers flexible accommodation with uses such as a home office if desired. Completing the ground floor is a fully tiled family bathroom comprising of bathtub with overhead shower, W.C. and hand wash basin.

The staircase leading onto the upper level holds an abundance of character with intricate spindles and an oak banister. On the first floor are three generously proportioned bedrooms with Bedroom One and Two having excellent built-in storage. Bedroom Two and Three are front facing and therefore take full advantage of the wonderful scenery outside.

The rear garden is fully enclosed and surrounded with mature shrubbery for added privacy. Within the garden is a paved patio area; perfect for enjoying in the summer months.

This fantastic family home further benefits from double glazing and gas central heating, providing each room with a delightful warmth.

This property is ideally situated for several preschools, primary schools and high schools including St.Columba's Independant School in nearby Kilmacolm. Superbly located for quick access onto the M8 motorway with Glasgow Airport, Braehead Shopping Centre and Erskine Bridge only 10 minutes' drive.

Park and ride facilities are available at Port Glasgow train station less than a mile away. Big brand shopping is less than a 5-minute drive away at Gallagher Retail Park Port Glasgow; boasting Tesco, M&S, Next, TK Maxx, B&Q and many others including drive thrus. Oak Mall Shopping Centre in Greenock, Piazza Shopping Centre and Linwood Retail Park in Paisley provide further options.

Largs is only 40 minutes' drive from the property.

Alderlee is close by to the Waterfront Leisure Complex, Inverkip Boat Marina, Gourock's outdoor saltwater heated swimming pool and Wemyss Bay ferry port that gives access to Rothesay. A day out at Gleddoch Hotel, Spa and Golf Course is located just a 15-minute drive away. Finlaystone Country Park, Kelburn Park and Parklea football playing fields are within a short drive from Alderlee. For detailed information on schooling, please use The Property Boom's catchment and performance tool on our website.

This wonderful family home in a sought-after location will be very popular. We would highly recommend an early viewing. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com