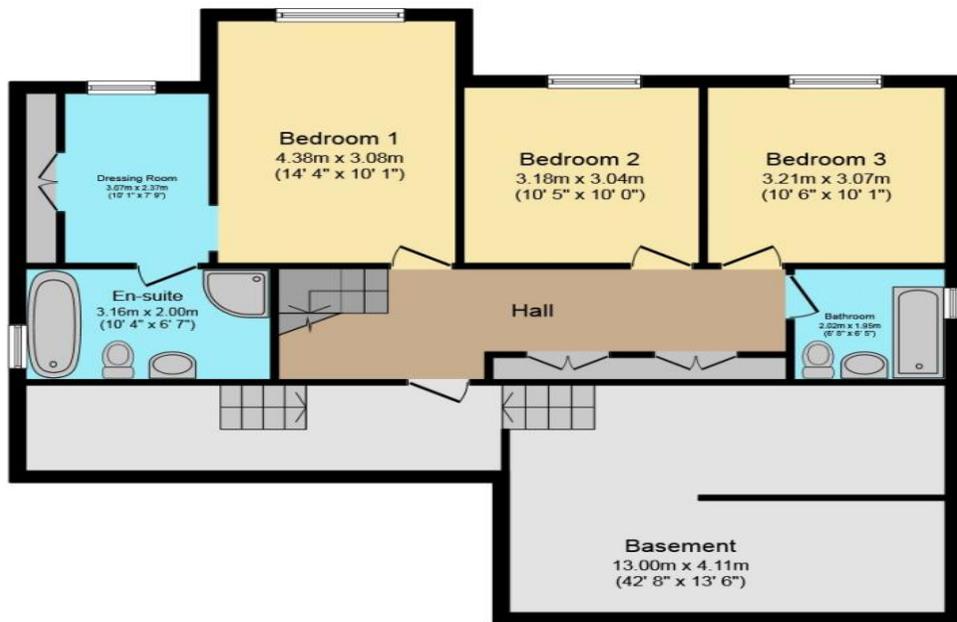




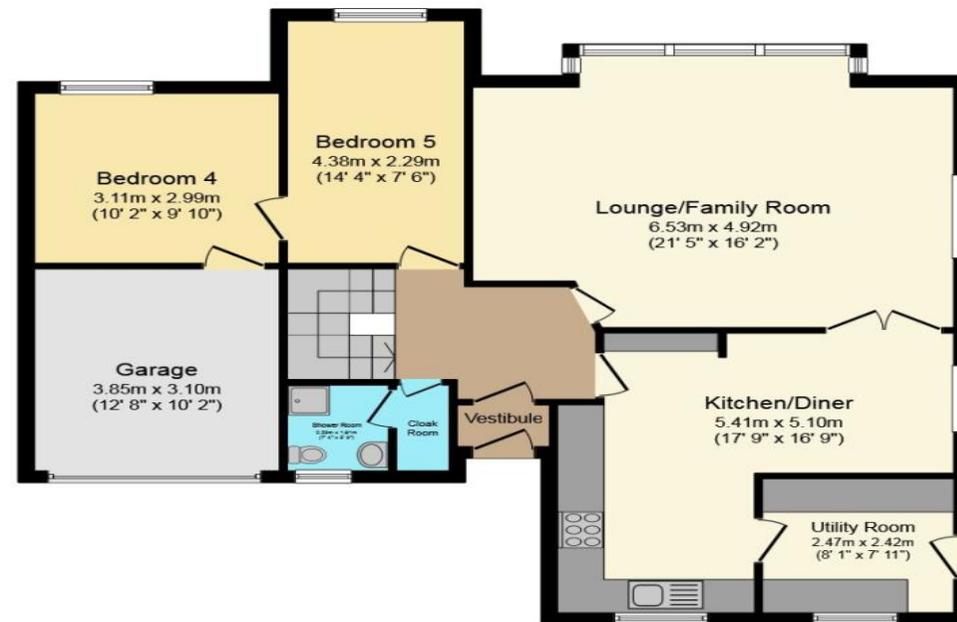
4 Alderwood Road, Port Glasgow

Offers Over £255,000





Ground Floor



First Floor

Total floor area 199.0 sq. m. (2,142 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Plan produced for Purple Bricks. Powered by PropertyBOX

THE PROPERTY

Welcome to No. 4 Alderwood Road, a luxurious detached villa of distinction. The property commands an enviable elevated position and has been designed to take full advantage of the breath-taking views of the Clyde Estuary and surrounding Argyll Mountains.

A mono block drive and area of decorative gravel makes for a low-maintenance front garden and leads directly to the entrance of this bespoke architectural designed family residence. Upon entering, you can't help but be impressed with the abundance of natural light and scale which is on offer. The warm and welcoming entrance hall provides access to all apartments on the upper level with a grand staircase leading to the ground floor accommodation.

The generously proportioned formal lounge is truly spectacular where floor to ceiling windows allow you to sit back and fully appreciate the magnificent scenery and glorious sunsets that this prestigious location enjoys.

French doors provide direct access to the charming formal dining area and kitchen.

Entertaining within this property would be a joy and the open-plan Dining-Kitchen provides the perfect space to enjoy a home cooked meal with family and friends. Copious amounts of wall and floor mounted units offer excellent storage and are complemented beautifully by the black worktops, providing a fashionable and efficient workspace. Included in the sale is the fabulous Double Range oven with matching extractor hood.

A separate utility room is perfectly placed with direct access to a lower deck and outdoor terrace.

The garden terrace offers exquisite views from an elevated position and a fantastic sociable area which provides the ideal place for dining alfresco. Current owners have added a variety of personal touches including artificial grass and a charming summerhouse to ensure the spectacular view can be fully enjoyed in all weather.

The clever design of this home maximises the natural light throughout with all bedrooms front facing of the property fully enjoying the beautiful views.

The first-floor also offers a superbly spacious double bedroom which in turn leads to a second double bedroom, ideally positioned for a nursery or playroom. A 3-piece shower room is also located on the first floor and is elegant in its simplicity with modern neutral tones throughout.

A grand staircase leads to the expansive ground level accommodation and basement area. The Master Bedroom with its' own 4-piece en-suite bathroom and separate dressing room certainly has wow factor. A spacious en-suite offers both a walk in shower and separate bath providing the perfect place to relax and unwind after a busy day.

There are two further double bedrooms to the rear as well as the family bathroom with shower-over-bath, W.C. and wash-hand-basin.

The property has excellent storage facilities throughout with large in-built cupboards throughout the lower hallway and access to the substantial basement area. Having previously been a Guesthouse the basement is utilised by the current owners predominantly as a storage area but offers the option of further expansion to the property subject to appropriate planning.

Gas central heating and double glazing throughout provide each room with a lovely warmth and furniture within the property can be included if an acceptable offer has been agreed.

We would highly recommend an early viewing of this superb accommodation. Viewing is 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. Thank you. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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