



24 Hollybush Lane
Port Glasgow, PA14 6QZ

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A hugely impressive modern detached home with five bedrooms, elegant styling and views across the Clyde, set in a desirable location on the edge of Port Glasgow

Greenock 5 miles, Glasgow Airport 12 miles, Glasgow 18 miles (All distances are approximate)



Summary of Accommodation

Lower Ground Floor: Gym, One Double Bedroom en suite, Utility Room

Ground Floor: Entrance Hall leading to Sitting Room, Dining Room, Office, Family Room and Kitchen, plus Laundry Room and Cloakroom

First Floor: Principal Bedroom with en suite bathroom, Three Further Bedrooms, one en suite, Family Bathroom

Outbuilding: Garage

Garden: Paved driveway at the front with area of lawn and access to garage, patio and decking at the rear, with lawn, gravel terracing, ornamental pond, various shrubs and hedgerows and border timber fencing. There is a electric car charging point.



The town of Port Glasgow sits on the River Clyde and offers convenient access to a wide range of amenities, as well as excellent transport links to both Greenock and Glasgow. The town features a mix of high street shops and large supermarkets, with additional shopping and services available in nearby Greenock.

Education options include several primary schools, along with two secondary schools: Port Glasgow High School and St. Stephen's High School.

Port Glasgow is situated just under 20 miles from Glasgow via the M8 motorway, making it ideal for commuters. The town is also well-served by rail, with regular services available from both Woodhall and Port Glasgow railway stations.

Description

24 Hollybush Lane is an exceptionally attractive detached family home, built in 2009 and set within a modern development on the outskirts of Port Glasgow. Enjoying an elevated position, the property boasts far-reaching views across the River Clyde and occupies what is arguably the most desirable plot in the area, with generous gardens and stunning outlooks.

Originally the show home for this highly regarded Muir Homes development, this "Falkland" executive model offers a wealth of beautifully appointed accommodation arranged over three levels. Finished to a high standard throughout, it combines contemporary design with a spacious and versatile layout, perfect for modern family living.

The layout is extremely flexible and will suit a variety of buyers including those looking for a granny flat or self contained living space. The ground floor offers four reception rooms, including the 24ft sitting room across the back of the house, with its wooden flooring and Juliet balcony overlooking the garden. There is also a formal dining room, an office for home working and a comfortable family room, adjoining the kitchen in a semi open-plan layout. The kitchen itself has contemporary fitted units, a built-in breakfast table and integrated appliances, plus a stainless steel range cooker.

The welcoming reception hall has stairs leading to the galleried first floor landing, and down to the lower level, where there is a home gym and one bedroom en suite, both of which open to the gardens via sliding glass doors. The first floor provides a further four well-presented double bedrooms, including the luxury principal bedroom with its fitted storage and en suite bathroom, and one further bedroom en suite. There is also a family bathroom.

Access to the property is via the paved driveway, which provides plenty of parking space and access to the integrated double garage. The gardens at the front and rear have well-maintained rolling lawns, while at the rear there is a patio, a raised deck, gravel terracing and an ornamental pond, all with views magnificent towards the Clyde.

General Remarks and Information
EPC Rating B. Council Tax Band G



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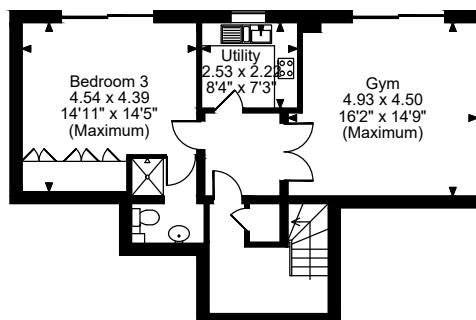
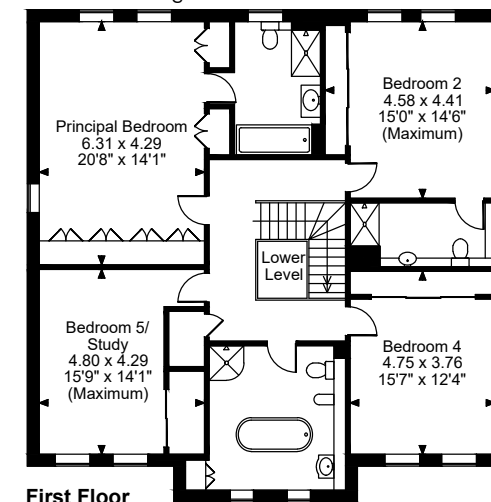
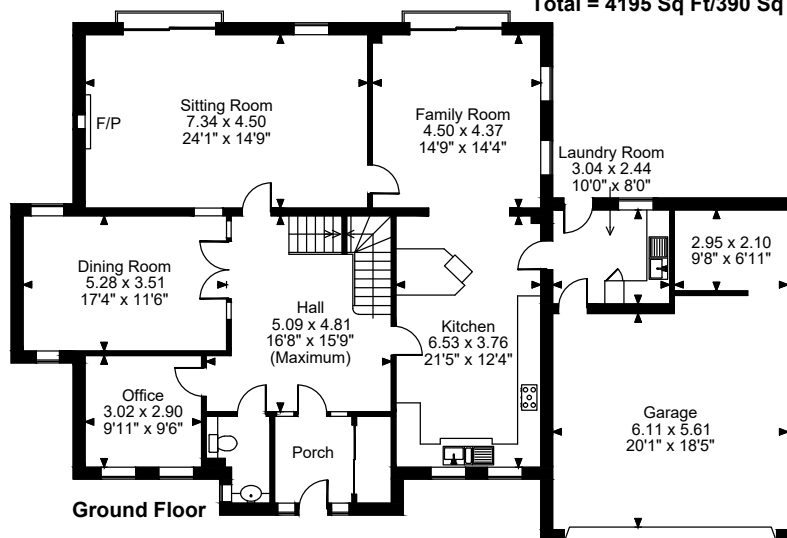
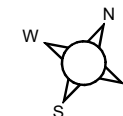
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🏠 147 Bath Street
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Hollybush Lane, Port Glasgow
Approximate Gross Internal Area
Main House = 3741 Sq Ft/348 Sq M
Garage = 454 Sq Ft/42 Sq M
Total = 4195 Sq Ft/390 Sq M



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