



52 Brisbane Street, Greenock, PA16

Offers Over £230,000



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Summary

this outstanding main door apartment is located within the sought-after west end of Greenock, with superb access to local amenities and schools and is available to purchase through Bowman Rebecchi - The Home of Property.

The property is perfect for a growing family or landlord portfolio with several original features flooded with natural daylight.

We expect this property to be highly popular with early viewing advised.

Features

- Home Report Available
- Sought-after Location
- Rarely Available
- Original Features
- Main Door Apartment
- Nearby Travel Links
- 3x Double Bedrooms
- Gas Central Heating
- Double Glazing
- EPC Rating - D
- Council Tax Band - D

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Property Overview

This stylish ground-floor flat boasts a high specification and offers a superb family home for a wide range of buyers. Situated in a desirable West End location close to all amenities, the subject's features include period-style ornate detailing including intricate corning and ceiling roses.

The accommodation comprises a large welcoming reception hall and vestibule, with storage options and access to all of the accommodation as well as access to the communal close to the shared garden area.

The large bay windowed lounge is both bright and spacious and situated at the front of the property, with a feature fireplace with a large living space and wooden flooring. The flue currently requires a new lining in order to be operational.

A stylish modern fitted kitchen includes a large area suitable for a dining table as well as entertaining, with an integrated gas hob and oven with extractor hood. To the front of the property is the generous master bedroom, with natural daylight and a large freestanding storage solution.

The third bedroom is also a double, situated to the side of the property and overlooking Campbell Street. A large modern bathroom is also on offer, with a large bath and shower, as well as w.c., wash hand basin and vanity unit. The property is offered to the market after long-term ownership and is in excellent internal condition, with the specifications including gas central heating and double glazing. There is a small private garden area to the front and side also.

52 Brisbane Street offers a huge amount of potential for buyers, with private gardens on offer at the front, side and shared gardens to the rear of the property, with a shared lawned drying area.

A WEST END LOCATION - The property is situated on the corner of Brisbane Street and Campbell Street in Greenock, a densely populated area surrounded by a mix of residential properties with easy access to the Town Centre. Greenock is located approximately 20 miles west of Glasgow with a residential population in excess of 50,000 persons, within the authority of Inverclyde Council with a wider core catchment population of approximately 270,000 persons.

SCHOOL CATCHMENTS - The subjects are within the catchment area for the highly-regarded St Mary's and Ardgowan Primary Schools, as well as Notre Dame and Clydeview Academy High Schools. Cedars School of Excellence is also handily positioned a short 5-minute walk away.

COUNCIL TAX BAND - Inverclyde Council Band D - £2,093.40 per annum as of June 2024.

EPC - The current rating is band D (63). The average rating for EPCs in Scotland is band D (61).

VIEWINGS - Viewings can be arranged by appointment with Bowman Rebecchi Estate Agents.

View Online



360° Tour



Floorplan

See Website



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Energy Rating: D. We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order. Created: June 24.

