



Flat 1/2, 29 Patrick Street, Greenock

Offers Over £145,000



3



1



1

Summary

This spacious three-bedroom flat is in walk-in condition and lies within the highly sought-after west end of Greenock and is available to purchase through *Bowman Rebecchi - The Home of Property*.

With ample on-street parking, gas central heating, double glazing and a secure door entry system, the subjects are perfect for growing families or professionals.

We expect this property to be very popular with a broad range of buyers with early viewing advised.

Features

- Home Report Available
- Virtual Tour
- West End Location
- Walk-In Condition
- 3 x Bedrooms
- On-Street Parking
- Secure Entry System
- Gas Central Heating
- Double Glazing
- EPC Rating - C
- Council Tax Band - C

Flat 1/2, 29 Patrick Street, Greenock, PA16 8HD



Property Overview

29 Patrick Street is in superb internal condition, retaining many traditional features with the current owners taking great care to create a stylish modern home.

Close to the many nearby amenities, the property is accessed via a small staircase with a well-maintained entrance close and a communal garden.

The accommodation comprises a reception vestibule and hall which gives access to all of the accommodation with wooden flooring. The dual-aspect windows in the lounge provide plenty of natural daylight in this spacious family environment, which is perfect for hosting or chilling watching TV.

The large kitchen includes wall and floor-mounted units, which include a washing machine, fridge/freezer, dishwasher and an integrated electric oven and gas hob. A large dining table and chairs are also in this room, with a walk-in pantry providing further additional storage solutions.

There are two double bedrooms, both of which are spacious and with handy inbuilt storage wardrobes. The third single bedroom could also be used as a home office.

A beautiful fully tiled bathroom boasts a shower over bath, WC, wash-hand basin and vanity unit as well as a large mirror.

The specification also includes gas central heating, double glazing and a security entry system. The shared gardens to the rear are mainly lawned with a bin and drying area and there is ample street parking with marked bays.

A FANTASTIC LOCATION - The property is situated on Patrick 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 3-minute walk away.

COUNCIL TAX BAND - Inverclyde Council - Band C - £1,860.80 per annum as of July 2024.

EPC - Inverclyde Council - Band C - £1,860.80 per annum as of July 2024.

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

View Online



360° Tour



Floorplan



**BOWMAN
REBECCHI**
The Home of Property

**BOWMAN
REBECCHI**
ESTATE AGENTS

Suite 2, 32-36 Kempock Street
Gourock, PA19 1NA

T: 01475 639000 (Option 2)
E: sales@bowreb.com
W: bowmanrebecchi.com

Energy Rating: C. 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: July 24.

