



2/2, 31, ROBERTSON  
STREET, GREENOCK, PA16 8QA



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ESTATE AGENTS



## Description

CLOSING DATE FRIDAY 19TH APRIL at 11AM. Offering a generous sized home this two bedroom TOP FLOOR FLAT lies within an attractive red sandstone property occupying a desirable West End location. Lies convenient for amenities, schooling and transport facilities including Greenock West railway station which offers a frequent service to Glasgow.

Specification includes: double glazing and gas central heating with new boiler installed in late 2023. There is a shared rear drying green and private section of outbuilding. Ideally suits a variety of purchasers including first time buyers and rental investors. May offer development potential to reconfigure the current layout to form a three bedroom home, subject to requisite permissions.

Apartments comprise: Entrance Vestibule by timber door with single glazed panel leads by further glazed door to the spacious Reception Hallway with inbuilt cupboard. The bright front facing Lounge has a three light bay window, detailed ornate corncicing / ceiling rose, oak style fireplace with gas coals effect fire, plus inbuilt cupboard. There are views beyond surrounding properties over the West End.

Th is a dining sized Kitchen with two rear facing window formations features antique pine style fitted units, work surfaces and inbuilt cupboard. Appliances include: gas hob and electric oven. There is a space for table and chairs.

There are two double sized Bedrooms. The front facing 1st bedroom has a feature three light window, walk in cupboard, further shelved cupboard plus ornate corncicing and ceiling rose. A boxroom could be used as a home office with borrowed light from the kitchen.

The Bathroom with rear window offers a three piece suite comprising: vanity wash hand basin set within high gloss unit, wc and bath with mixer shower. There are additional white high gloss fitted units, plus wet wall panelling and decorative panelled ceiling with downlighters.

This generous sized West End home must be viewed. EPC = D

## Measurements

Entrance Vestibule

Reception Hallway

Lounge

4.22m x 5.66m (13'10" x 18'7")

Dining Kitchen

4.14m x 3.96m (13'7" x 13'0")

Bedroom 1

3.99m x 4.75m (13'1" x 15'7")

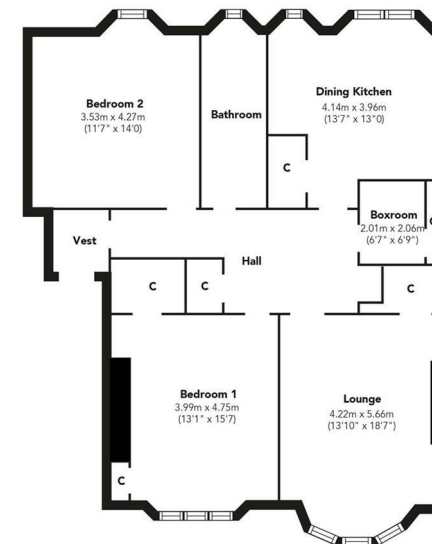
Bedroom 2

3.53m x 4.27m (11'7" x 14'0")

Boxroom

2.01m x 2.06m (6'7" x 6'9")

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 











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