



2/1, 1A, NEWTON STREET, GREENOCK, PA16 8UH



The logo for neillclerk Estate Agents features a stylized house icon to the left of the company name. The name 'neillclerk' is in a large, blue, sans-serif font, with 'neill' in lowercase and 'clerk' in a slightly larger lowercase. Below this, 'ESTATE AGENTS' is written in a smaller, blue, all-caps font. The entire logo is set against a white background within a light blue border.





Description

* Closing date on Monday 8th April at 11am*

Occupying a central location close to the West Station this beautifully presented larger style three bedroom SECOND FLOOR FLAT offers a stunning home which is perfect for first time buyers and rental investors. There is only one flat on this floor of the building. Situated close to local shops, amenities and transport facilities including Greenock West railway station

Specification includes: double glazing with new glass panels and seals installed in June 2023, electric wet central heating and Karndean flooring. The building is protected by a security door entry. There is a communal rear drying green.

Impressive stylish apartments comprise: Hallway by timber door with two inbuilt storage cupboards. Bright front facing Lounge with three light bay window enjoying views over Greenock towards the River Clyde in distance plus focal point fireplace with living flame gas fire. The Dining Kitchen is a spacious apartment with white fitted units with glazed display cases, beech effect work surfaces and splashback tiling. There is ample space for table and chairs. Appliances include: gas hob (newly fitted in February 2024), gas oven, fridge, freezer and washing machine.

There are three double sized Bedrooms benefit from wardrobe storage. Bedroom 1 features a three light window formation. The quality Bathroom features a three piece suite comprising: pedestal wash hand basin, wc and bath. Additional benefits include: wall and floor tiling, decorative panelled ceiling with downlighters and chrome style heated towel rail. A separate Shower Room includes a shower cubicle with wall and floor tiling plus "Mira" shower.

Early inspection advised for this highly impressive home. EPC = E.

Measurements

Hallway

Lounge

3.38m x 5.05m (11'1 x 16'7)

Dining Kitchen

3.51m x 4.04m (11'6 x 13'3)

Bedroom 1

3.40m x 4.34m (11'2 x 14'3)

Bedroom 2

3.53m x 3.96m (11'7 x 13'0)

Bedroom 3

2.69m x 4.50m (8'10 x 14'9)

Bathroom

Shower Room

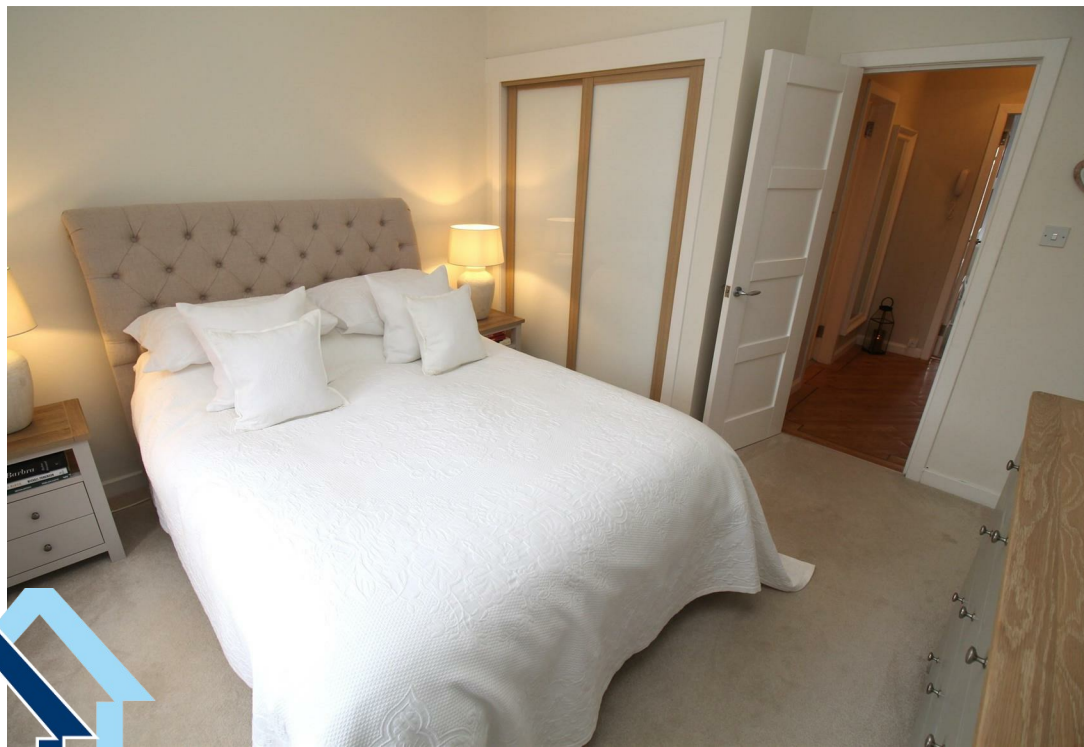


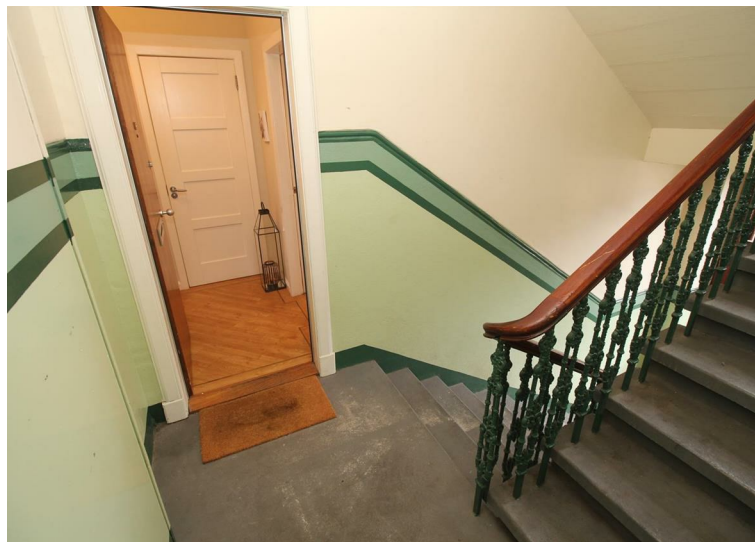
Floorplans are indicative only - not to scale
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