



2/1, 33, BROUGHAM
STREET, GREENOCK, PA16 8AG



 neillclerk
ESTATE AGENTS



Description

Priced below Home Report value for a quick sale. This bright two bedroom SECOND FLOOR FLAT is set within an attractive red sandstone property which occupies a desirable West End location close to the waterfront at the Esplanade. Specification includes: double glazing and gas central heating. The building is protected by a security door entry system. The well presented welcoming communal close features period style tiling and ornate banister.

South facing communal lawned rear drying green. Lies within easy walking distance of the town centre. Would suit a variety of purchasers including first time buyers and rental investors.

Apartments comprise: Entrance Hallway by timber door with glazed panel and inbuilt cupboard. The airy front facing Lounge with three light bay window features a timber fireplace with tiled surround and shelved alcove. The Kitchen features a range of maple style units, black/grey marble style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, washing machine and fridge/freezer.

There are two double sized Bedrooms. The rear facing 1st bedroom benefits from a bank of wardrobes and storage cupboard. The Bathroom features a four piece suite comprising: pedestal wash hand basin, wc, bath and shower cubicle.

Viewing is highly recommended. EPC = D

Measurements

Hallway

Lounge

4.01m x 5.49m (13'2 x 18'0)

Kitchen

2.87m x 2.36m (9'5 x 7'9)

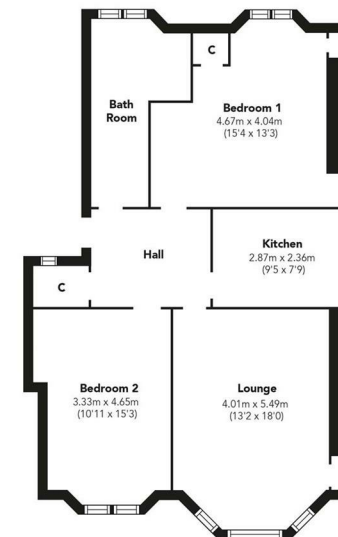
Bedroom 1

4.67m x 4.04m (15'4 x 13'3)

Bedroom 2

3.33m x 4.65m (10'11 x 15'3)

Bathroom



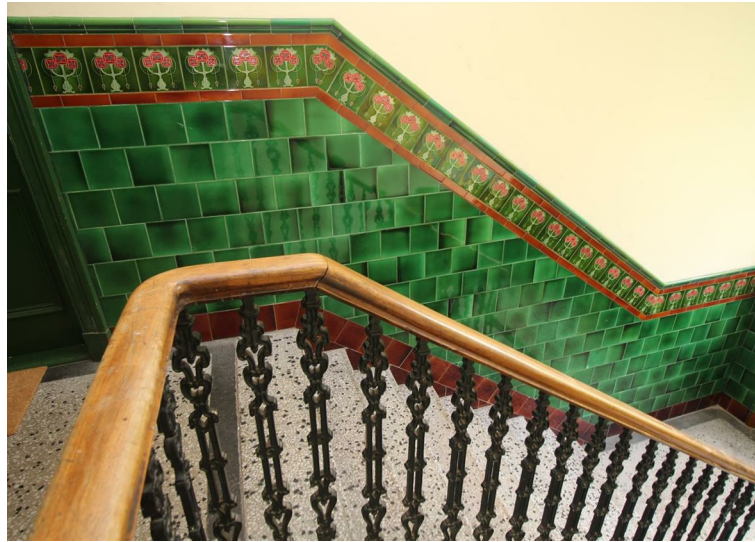
Floorplans are indicative only - not to scale
Produced by Plushplans 











The next step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.

www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.