



BROUGHAM
STREET

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



The logo for neillclerk Estate Agents features a stylized house icon to the left of the text 'neillclerk' in a bold, sans-serif font. Below 'neillclerk' is the text 'ESTATE AGENTS' in a smaller, all-caps font. The entire logo is set against a light blue background within a white-bordered box.



Description

This immaculately presented, freshly decorated two bedroom FIRST FLOOR FLAT offers contemporary stylish living within a traditional red sandstone property. Occupies a desirable West End location a short distance from the waterfront at the Esplanade. Offers an ideal first time purchase or rental investment opportunity. Specification includes; double glazing and gas central heating. The building is protected by a security door entry system. There is an attractive entrance stair with period style ornate handrails, stained glass windows and feature wall tiling. Spacious south facing shared drying green is located to the rear of the property.

Apartments comprise: welcoming Reception Hallway by timber door with single glazed panel above, generous sized walk in storage cupboard and further inbuilt cupboard. The rear facing Lounge overlooks the shared rear drying green and is an airy south facing apartment which is on open plan with the Kitchen. The stylish Kitchen features quality white high gloss units, marble style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, electric ceramic hob and oven. A separate Utility Room has two rear facing windows, matching white fitted units and sink unit, plus offers space for integrated washing machine, separate under counter fridge and freezer.

The front facing bay windowed Bedroom is a spacious apartment with glazed shelved alcove, ornate ceiling rose and cornice. There is a 2nd double sized front facing Bedroom also benefits from an ornate ceiling rose. The Bathroom features a three piece suite offering: pedestal wash hand basin, wc and bath with chrome style shower plus chrome heated towel rail.

Viewing is highly recommended for this beautifully presented home. EPC = C

Measurements

Reception Hallway

Lounge
4.32 x 3.81 (14'2" x 12'6")

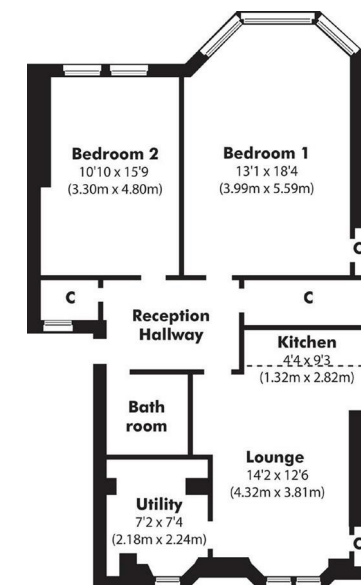
Kitchen
1.32 x 2.82 (4'4" x 9'3")

Utility
2.18 x 2.24 (7'2" x 7'4")

Bedroom 1
3.99 x 5.59 (13'1" x 18'4")

Bedroom 2
3.30 x 4.80 (10'10" x 15'9")

Bathroom



Floor plans are indicative only - not to scale.











The next step..



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