



0.2, 2, ELDON STREET, GREENOCK, PA16  
7UE



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ESTATE AGENTS





## Description

This spacious one bedroom elevated GROUND FLOOR FLAT with main door access enjoys a prime West End location close to the waterfront just off the Esplanade. The flat is reached by the main entrance door and a communal reception area which is only shared with the other ground floor flat. There is communal resident's parking provided within a car park situated to the rear of the property which is shared with the other owners in the building. Conveniently positioned for local amenities, transport facilities and within walking distance of the town centre.

Specification includes: double glazing and gas central heating. Communal rear drying area is reached by shared rear vestibule. The south facing front garden has a private lawned plot with mature shrubs.

Accommodation comprises: a welcoming communal tiled Vestibule and Reception Hallway which in turn leads by a leaded glass door to the private Hall. Two storage cupboards are located within the hall, plus a door leads to the shared Rear Vestibule. There is a spacious, bright front facing Lounge with three light bay window and fireplace.

The side facing Dining Kitchen is a generous sized apartment with off white high gloss refitted units, black/grey marble effect work surfaces and splashback. Appliances include; stainless steel chimney extractor hood, electric hob, oven, washing machine, integrated fridge/freezer and microwave. There is space for a dining and chairs, plus three storage cupboards within this apartment.

The rear facing double Bedroom is a generous sized room with view down Margaret Street towards the Esplanade and the River Clyde. There is a rear facing Bathroom with three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and bath with "Triton" shower.

Viewing is strongly recommended for this rarely available style of West End home with off street parking. EPC = D.

## Measurements

Entrance Hallway

Lounge

5.11m x 5.89m (16'9 x 19'4)

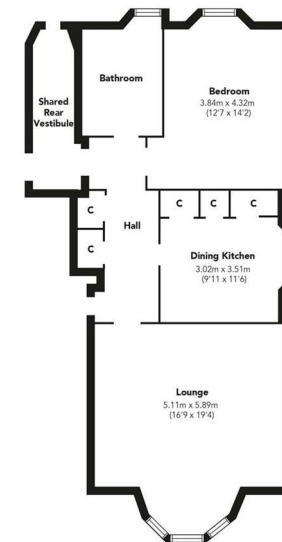
Dining Kitchen

3.02m x 3.51m (9'11 x 11'6)

Bedroom

3.84m x 4.32m (12'7 x 14'2)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plusplans 





















The next step..



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