



the barber shop

BARBER SHOP

OPENING TIMES
Monday 8am - 6pm
Tuesday 8am - 6pm
Wednesday 8am - 6pm
Thursday 8am - 7pm
Friday 8am - 6pm

The Black Cat

The Black Cat

1.2, 7, LAIRD STREET, GREENOCK, PA15 1LB

 neillclerk
ESTATE AGENTS





Description

Offering a rare opportunity to purchase a two bedroom FIRST FLOOR FLAT with allocated parking space set within a gated courtyard with the town centre this property offers a rental investment opportunity. This central location is convenient for a range of shops, amenities and transport facilities which are all located nearby. A further benefit is the spacious floored and lined loft with rear facing skylight which may offer development potential to create further living space, subject to requisite permissions being granted.

Specification includes: gas central heating and double glazing. This property is likely to only be available as a cash buy and all interested parties are recommended to check with their lender if the property would be suitable for mortgage finance.

Apartments comprise: Shared Entrance Vestibule is accessed by double timber doors and leads by a further timber door to the private Hallway with rear window. There is front facing Lounge. The Kitchen offers fitted white units, granite effect work surfaces and splashback tiling. Appliances include: extractor hood, stainless steel gas hob and electric oven. There is space for a table and chairs within this room.

There are two double sized Bedrooms. The 1st bedroom is a spacious room with generous sized bank of fitted mirrored wardrobes. The Shower Room features a three piece suite including: vanity wash hand basin set within white high gloss unit, wc and shower cubicle. Additional benefits include: chrome style heated towel rail and wet wall panelling.

Early viewing is recommended for this rare opportunity to acquire a home with allocated parking space within the town centre. EPC = C.

Measurements

Shared Entrance Vestibule

Hall

Lounge

3.33m x 4.85m (10'11 x 15'11)

Kitchen

4.27m x 2.72m (14'0 x 8'11)

Bedroom 1

3.94m x 3.78m (12'11 x 12'5)

Bedroom 2

2.87m x 3.61m (9'5 x 11'10)

Shower Room

Floored & lined loft

6.32m x 6.58m (20'9 x 21'7)













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.

Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)