



27C, FLORENCE
STREET, GREENOCK, PA16 7JY





Description

This generous sized two bedroom FIRST FLOOR FLAT lies convenient for local amenities and transport facilities within a popular residential area. A degree of internal upgrading and redecoration is required which is reflected in the asking price. There is a shared rear drying area with rotary dryer allocated to this flat, plus a private section of an outbuilding.

Specification includes: electric heating and double glazing. We are advised the hot water cylinder tank will require to be repaired or replaced prior to turning the water supply on in the flat. Loft access. There are rear views beyond surrounding properties towards the countryside in the distance. This affordable home offers an ideal rental investment opportunity or first time home.

Accommodation comprises: Entrance Hallway offers two storage cupboards. There is a front facing Lounge with oak style fireplace and marble effect hearth. The Dining Kitchen offers a range of beech effect fitted units, granite style high gloss work surfaces and matching splashback. Appliances include: electric ceramic hob. NB. the oven is not working. There is ample space for table and chairs within this room.

There are two rear facing double sized Bedrooms. The Bathroom with side window has a three piece suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower.

Viewing is highly recommended for this affordable two bedroom flat. EPC = D

Measurements

Hallway

Lounge

3.56m x 4.42m (11'8 x 14'6)

Dining Kitchen

3.56m x 4.42m (11'8 x 14'6)

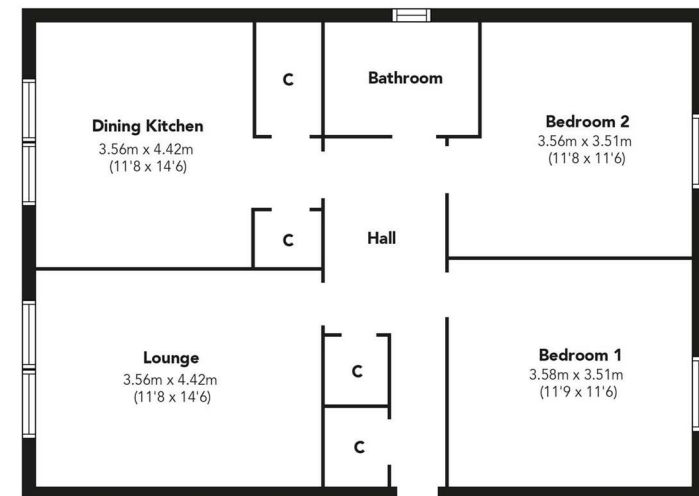
Bedroom 1

3.58m x 3.51m (11'9 x 11'6)

Bedroom 2

3.56m x 3.51m (11'8 x 11'6)

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.

Find all our properties at: [**rightmove**](#)  [**Zoopla**](#)  [**nTheMarket.com**](#) [**s1homes.com**](#)