



17J, ROXBURGH  
STREET, GREENOCK, PA15 4NR







## **Description**

This is rare opportunity to purchase a spacious, well presented three bedroom SECOND FLOOR FLAT which we understand is the largest style available within the development which also benefits from a feature bay windowed lounge. Views towards the Victoria Tower and River Clyde. Lies within a modern development in a popular residential area.

There is a shared resident's parking to the rear of the building. Specification includes: double glazing and gas central heating. The building is protected by a security door entry system. The communal entrance stair leads in turn to a 2nd hallway which is shared with one neighbouring flat. The property lies convenient for the Town Centre and all its amenities, plus Greenock Central railway station is within walk distance providing a frequent service to Glasgow.

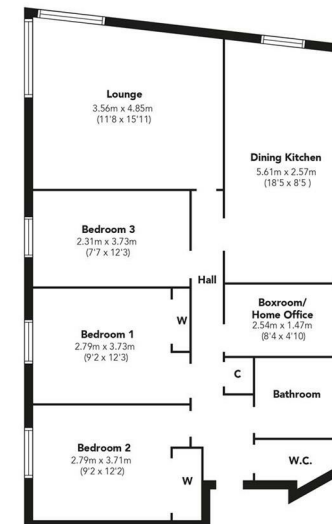
Impressive accommodation comprises: Hall by timber door with inbuilt shelved cupboard. There is a WC Compartment with two piece suite comprising: pedestal wash hand basin and wc. The bright and spacious Lounge is a perfect space for relaxing and entertaining with family/friends. The generous sized Dining Kitchen features maple style units, pebbled effect work surfaces and splashback tiling. Appliances include: extractor hood, electric ceramic hob and oven. There is space for a dining table and chairs within this room.

There are three double sized Bedrooms. The 1st and 2nd bedrooms both feature fitted mirrored wardrobes and the bedroom has a double sized wardrobe unit. A further benefit is the Boxroom/Home Office which is ideal for home working. The Bathroom offers a three piece suite comprising: pedestal wash hand basin, wc and bath with chrome style shower. Additional features include: partial wet wall panelling and a tiled floor.

Viewing is highly recommended for this seldom available style of home. EPC = C.

## **Measurements**

Hallway  
Lounge  
3.56m x 4.85m (11'8 x 15'11)  
Dining Kitchen  
5.61m x 2.57m (18'5 x 8'5 )  
Bedroom 1  
2.79m x 3.73m (9'2 x 12'3)  
Bedroom 2  
2.79m x 3.71m (9'2 x 12'2)  
Bedroom 3  
2.31m x 3.73m (7'7 x 12'3)  
Boxroom / Home Office  
2.54m x 1.47m (8'4 x 4'10)  
Bathroom  
WC Compartment



Floorplans are indicative only - not to scale  
Produced by Plushplans 









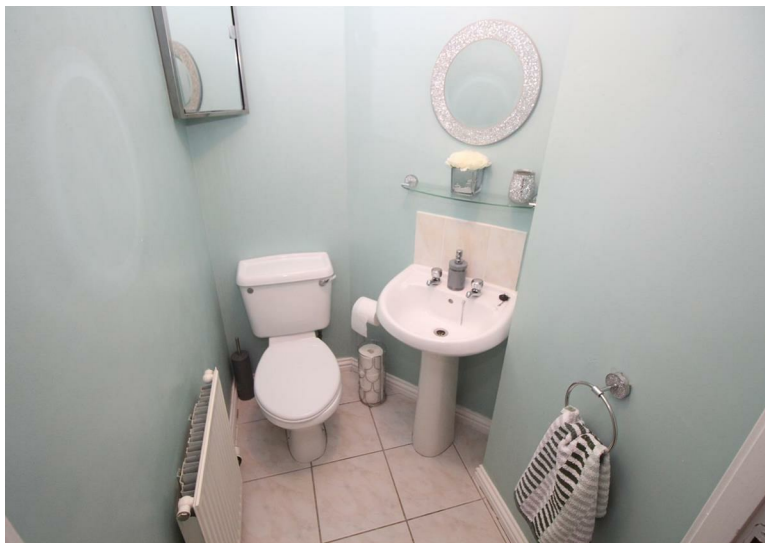












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