









Modern 2-Bedroom Top Floor Flat – Freshly Upgraded!

Looking for a stylish new place to call home? This recently refurbished twobedroom, top floor flat is ready to move into and comes unfurnished.

**Great Location:** 

Super convenient spot close to the town centre, retail park, local primary school, and excellent transport links – including a nearby train station with regular services to Glasgow.

Inside you'll find:

Spacious rear-facing lounge with a cosy fireplace and feature wall

Kitchen with sleek white gloss units, grey worktops, tiled splashbacks + appliances (oven, hob, extractor)

Two bedrooms – a large front-facing double with bay window + an additional single bedroom

An impressive fully-tiled bathroom with 3-piece suite, shower over bath + screen

Extras you'll love:

Secure door entry

Double glazing + gas central heating

Communal rear drying green

Applications subject to financial checks. Be quick – early viewing recommended!

LLR: 1620625/280/13072

LARN: 1901039



## Hallway

Lounge

3.48m x 4.55m (11'05 x 14'11)

Kitchen

2.39m x 2.13m (7'10 x 7)

Bedroom 1

4.37m x 4.62m (14'04 x 15'02)

Bedroom 2

1.91m x 2.72m (6'03 x 8'11)

**Bathroom** 

2.13m x 1.73m (7 x 5'08)









## **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.











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

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**60 West Blackhall Street** Greenock Renfrewshire **PA15 1UY** 

t: 01475 888400

e: sales@neillclerk.co.uk w: www.neillclerk.co.uk

