



14G ARMADALE PLACE, GREENOCK,  
PA15 4PY







## Description

Priced below Home Report value. This bright, well presented one bedroom TOP FLOOR FLAT lies close to the town centre with all its amenities and transport links including Greenock Central railway station with a frequent service to Glasgow. Offers a rental investment opportunity or first time purchase. Specification includes: partial double glazing and gas central heating. The building is protected by a security door entry system. There are rear views over Greenock towards the River Clyde and Helensburgh.

The flat has been successfully leased by the current owner, plus we are advised has been upgraded and tested to comply with the latest residential rental legislation, including the installation of interlinked smoke alarms and heat detector.

Impressive apartments comprise: Entrance Hallway with inbuilt cupboard. There is a generous sized front facing Lounge with three light bay window, laminate flooring, and gas coals fire with ornate fireplace. The rear facing dining sized fitted Kitchen features white fitted units, black marble effect work surfaces and splashback tiling. Appliances include: extractor hood, electric cooker, washing machine and fridge/freezer.

There is a double sized front facing Bedroom. The Bathroom features a quality white three piece suite offering: pedestal wash hand basin, wc and bath with "Triton" shower. Additional features include: wall and floor tiling, plus decorative panelled ceiling with downlighters.

Early viewing is recommended. EPC = D

## Measurements

Hallway

Lounge

Dining Kitchen

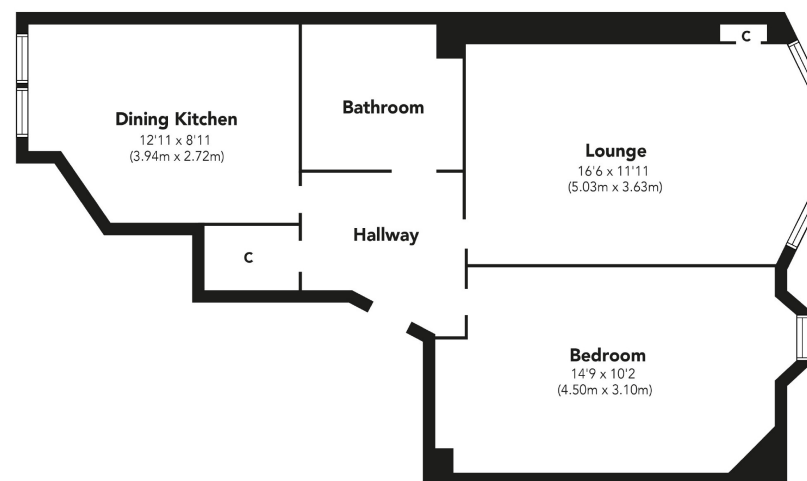
Bedroom

Bathroom

16'6 x 11'11 (5.03m x 3.63m)

12'11 x 8'11 (3.94m x 2.72m)

14'9 x 10'2 (4.50m x 3.10m)



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd 











**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.

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