



UPPER FLAT, 21 FORSYTH STREET,  
GREENOCK, PA16 8DS







## Description

Competitively priced below Home Report value £230,000. Offering immaculately presented stylish living this newly converted and comprehensively refurbished three bedroom, three bathroom UPPER DUPLEX VILLA FLAT is perfect for family living. Accommodation lies over both the first and second floor levels within a highly desirable tree lined West End street. Set within a traditional sandstone fronted property there is a stunning contemporary interior finished to an exacting standard which perfectly blends with traditional detailing and the character of this West End home.

Particular new features include a spacious master bedroom with ensuite shower room, quality refitted bathroom, wc compartment and kitchen. The extensive upgrading works have included: rewiring, replumbing, installation of new gas central heating and new double glazed windows. There is a private lawned section of rear garden. Lies a short distance from the waterfront at the Esplanade.

Immediately impressive accommodation comprises: Shared Entrance Vestibule by double timber door with tiled floor with further glazed door leading to a shared Entrance Hallway. An additional timber door leads to the private Hallway with inbuilt storage cupboard. Staircase with ornate banister leads to the first floor landing. There is an airy bay windowed Lounge with ornate cornicing ideal for relaxing and entertaining. The newly refitted Kitchen is set on open plan with the lounge and offers a range of grey toned units and marble style work surfaces. Appliances include: stainless steel chimney extractor hood, electric hob and oven.

An Inner Hall leads to the rear facing 1st double sized Bedroom. There is a Plumbed Cloakroom with luxury two piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and chrome style heated towel rail. There is a 2nd double sized Bedroom. The quality newly installed Bathroom with side window offers a three piece comprising: vanity wash hand basin within a white high gloss unit, wc and shower bath with chrome style shower. There is a feature exposed brick wall adding to the character of this apartment, plus chrome style heated towel rail.

Staircase with ornate banister leads to the airy 2nd Floor Landing with two "Velux" windows. The dual aspect generous sized Master Bedroom benefits from windows to the front and rear. There is a luxury newly fitted Ensuite Shower Room with front window and suite offering: "His n Hers" vanity wash hand basins, wc and shower cubicle with "Triton" shower. There is a partial wet wall panelling and chrome style heated towel rail.

Immediate inspection is essential for this newly created West End family home to appreciate the quality accommodation which is available. EPC = D.

## Measurements

Shared Entrance Vestibule & Hall

Private Hall

First Floor Landing

Lounge

13'0 x 19'6 (3.96m x 5.94m)

Breakfasting Kitchen

7'4 x 11'5 (2.24m x 3.48m)

Inner Hall

Bedroom 1

14'6 x 9'1 (4.42m x 2.77m)

WC Compartment

Mezzanine Level

Bedroom 2

12'9 x 10'9 (3.89m x 3.28m)

Bathroom

Top Floor Landing

Master Bedroom

12'9 x 23'5 (3.89m x 7.14m)

Ensuite Shower Room

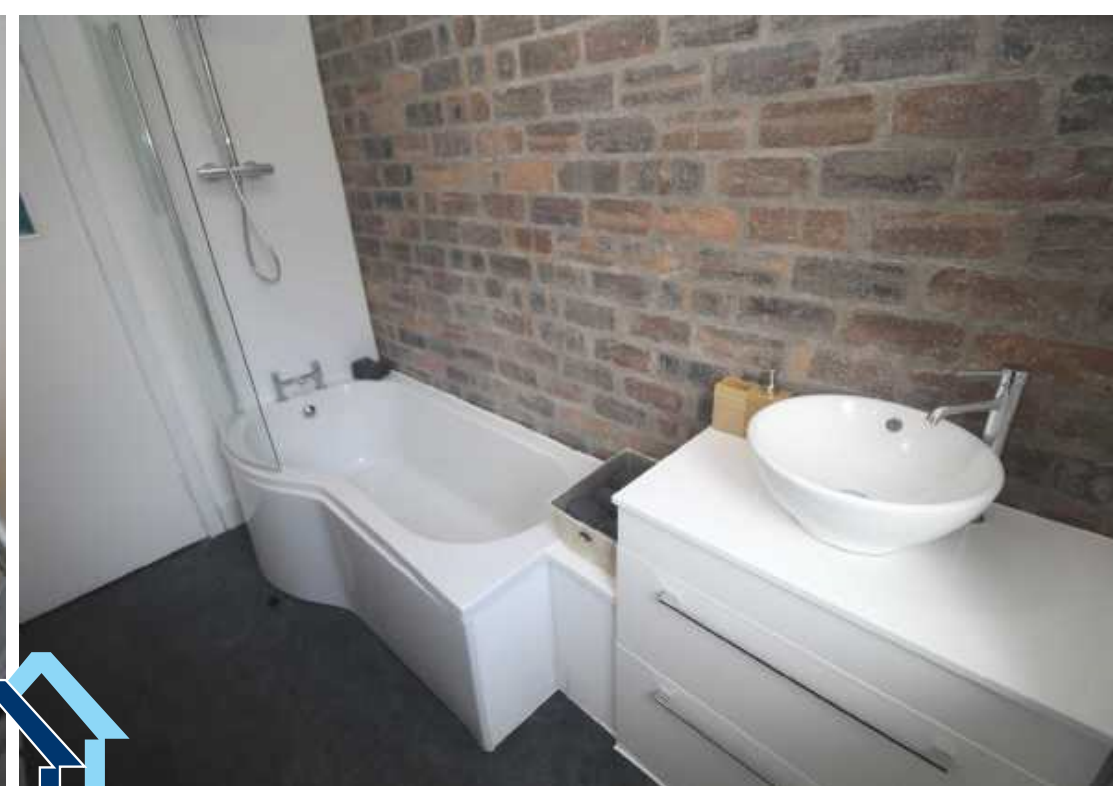


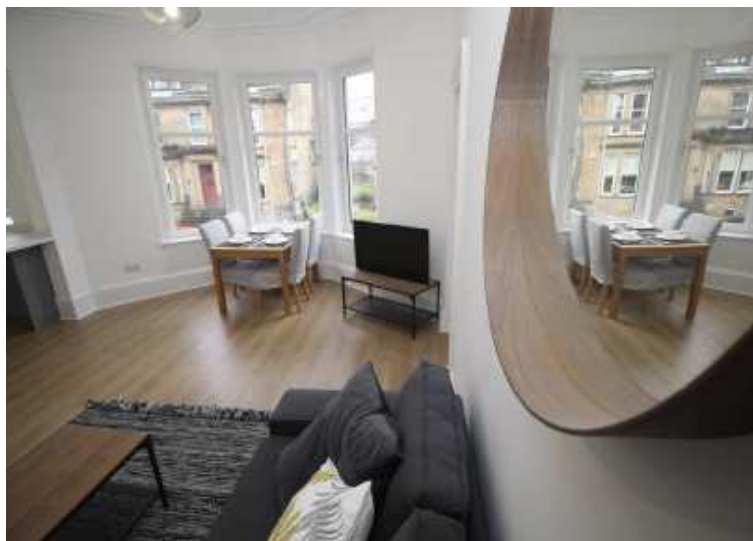
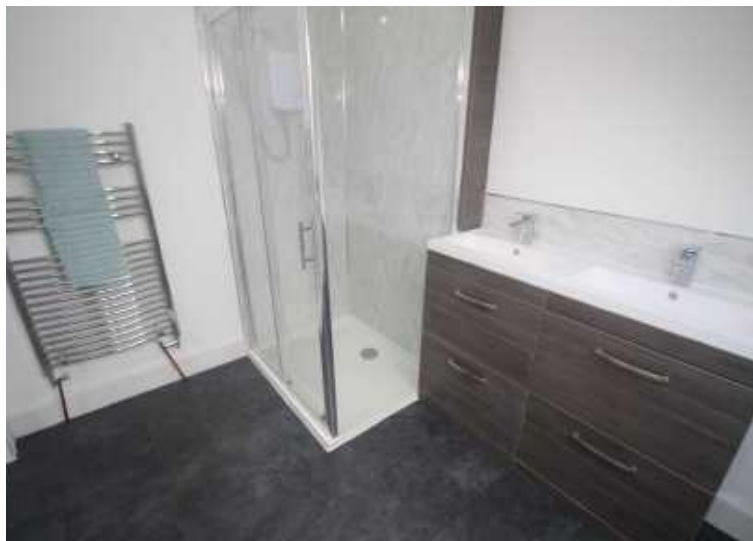












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