



0/2, 39, BROUGHAM  
STREET, GREENOCK, PA16 8AG



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ESTATE AGENTS



## **Description**

\*Closing date on Thursday 4th July at 11am\*

This immaculately presented two bedroom GROUND FLOOR FLAT offers bright and stylish living within an attractive red sandstone property which occupies a desirable West End location close to the waterfront at the Esplanade. Lies within easy walking distance of the town centre. Would suit a variety of purchasers including first time buyers, downsizers and rental investors.

There is a small private front garden which is pebbled with selection of plants. The south facing communal lawned rear garden has a drying green. There is a private cellar within the close area. Specification includes: double glazing, gas central heating with new boiler installed in September 2023. The building is protected by a security door entry system. The well presented welcoming communal close features period style tiling and ornate banister.

The highly impressive apartments comprise: Entrance Hallway by single glazed timber door with coving, ceiling rose and laminate floor. There is an airy Lounge with three light bay window, shelved alcove, coving, ceiling rose and wall lights. The fitted Kitchen has a range of grey units, granite effect work surfaces and splashback tiling. Appliances include: extractor hood, gas hob, electric oven and washing machine.

There are two double sized Bedrooms. The bright rear facing 1st bedroom has a bank of fitted wardrobes providing generous storage. This apartment overlooks the communal rear gardens. There is a Utility Cupboard accessed from the bedroom with rear window. The 2nd bedroom is front facing. The quality refitted Shower Room has a rear window and three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and double sized shower cubicle. Additional features include: partial wall tiling, tiled floor, anthracite heated towel rail, decorative panelled ceiling and downlighters.

This impressive ground floor West End flat must be viewed. EPC = D.

## **Measurements**

Hallway

Lounge

4.06m x 5.46m (13'4 x 17'11)

Kitchen

2.57m x 2.36m (8'5 x 7'9)

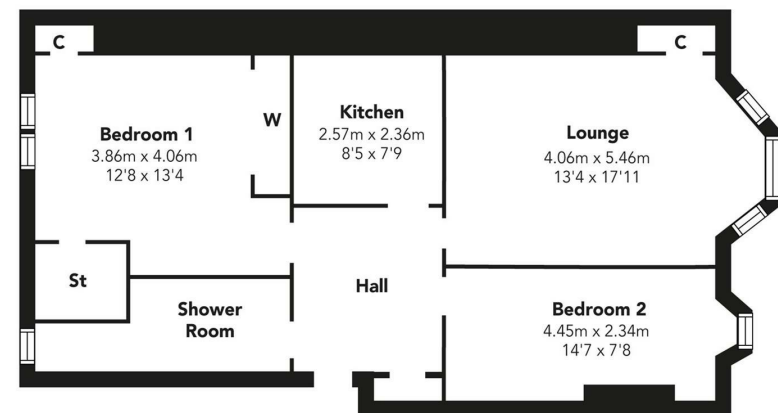
Bedroom 1

3.86m x 4.06m (12'8 x 13'4)

Bedroom 2

4.45m x 2.34m (14'7 x 7'8)

Shower Room

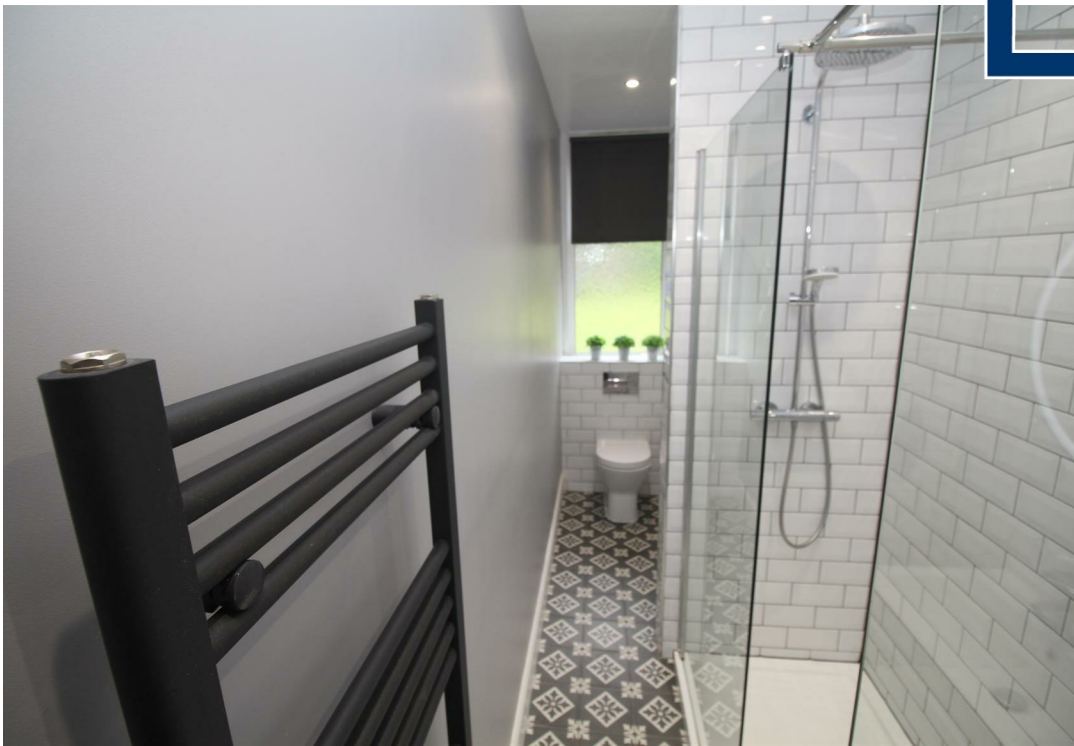


Floorplans are indicative only - not to scale  
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