



New to the market is this immaculately presented, fabulous FIRST FLOOR FLAT located in Greenock's sought-after West End featuring outstanding family accommodation. Gas central heating and double glazing throughout. Communal rear gardens.

**51b Brougham Street, Greenock PA16 8AJ**

**Offers Over: £165,000**

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Welcoming entrance hallway giving access to all accommodation with the added benefit of two large storage cupboards. Sizeable family lounge to the front tastefully decorated and offering excellent living space with large windows providing natural sunlight and featuring the original cornicing. Beautiful modern dining kitchen to the rear hosting a variety of wall and base units providing ample work and storage space. Boiler housed.

The property benefits from four bedrooms - three doubles and a single. Bedroom one is a sizeable room to front and consists of a storage cupboard. Bedrooms two and three are located at the rear, both good-sized doubles with the former also comprising storage. The fourth bedroom is located to the front of the property and is the single room.

The property is centrally located with Greenock's prestigious Esplanade a short walk away. The town centre is also within walking distance. Regular transport to Glasgow Airport and Glasgow City Centre nearby.

### ACCOMMODATION

Lounge - 5.39m(17'6")x4.73m(15'5") approx

Kitchen - 3.98m(13'0")x3.59m(11'7") approx

Bedroom one - 4.60m(15'0")x4.22m(13'8")

Bedroom two - 3.65m(11'9")x3.65m(11'9")

Bedroom three - 3.67m(12'0")x2.72m(8'9") approx

Bedroom four - 2.88m(9'4")x2.15m(7'0") approx

Bathroom - 2.71(8'8")x1.37m(4'4")approx.

### VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

### ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.

### SELLING

Do you have a property to sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation and advice on the sale of your present property. Should this be of interest please ask for Gail Gurney on 01475 558420 (press option 2).