12D, NEWARK STREET, GREENOCK, PA16 7UH

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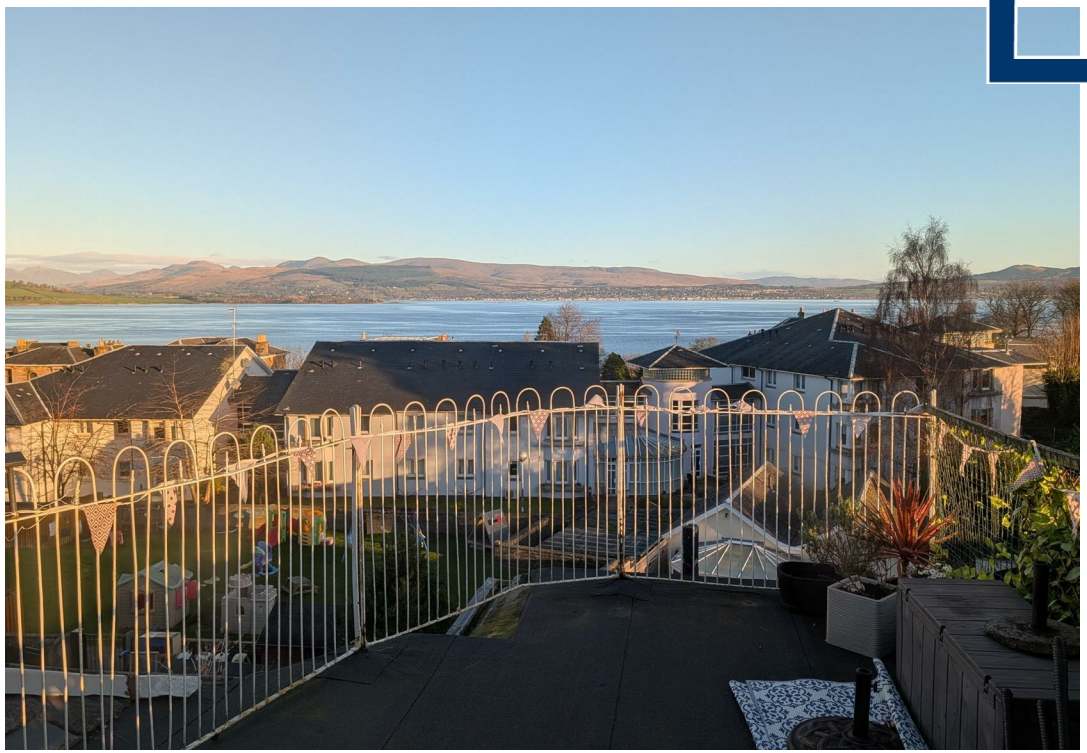
ESTATE AGENTS



Description

Situated within a desirable West End location set back from Newark Street within extensive communal grounds this is a rare opportunity to purchase a two bedroom FIRST & SECOND FLOOR DUPLEX FLAT set over two levels which forms part of a distinctive converted sandstone "B" listed Victorian villa. Following the conversion a number of years ago four flats were created in the building. The extensive grounds are communal with resident's parking available plus there is a private garage included in the sale.

The interior has been freshly decorated and features new carpets and floor coverings. Impressive rear views over West End towards River Clyde can be enjoyed from a private roof terrace. Specification includes: gas central heating with new boiler installed in late 2025. Period style detailing features ornate detailing. Communal reception hallway leads to private entrance door to the flat.

Apartments comprise: Entrance Hallway by timber door with wrought iron ornate handrail. The Lounge is a particularly bright and spacious apartment with south facing three light bay window, plus further side window formation. There is a Kitchen with side window which offers maple style fitted units and grey toned work surfaces.

An Inner Hallway benefits from two storage cupboards. The generous sized 1st Bedroom benefits from a three light bay window and further side window plus a recess area. There is a Bathroom with three piece comprising: pedestal wash hand basin, wc and bath with "Triton" shower. There is partial wet wall panelling and wall tiling plus a shelved cupboard.

Stairs lead to the 2nd Bedroom set within a tower room featuring windows to three sides and offering rear views over the West End towards the River Clyde with the hills beyond. There is access from this room to the roof terrace with views across the West End.

Viewing is recommended for this home set within a seldom available West End traditional villa. EPC = D

Measurements

Hallway

Lounge
5.03m x 6.38m (16'6 x 20'11)

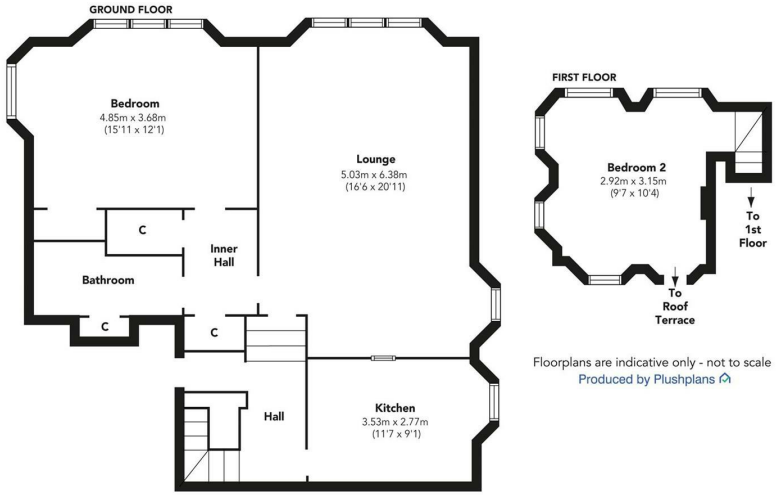
Kitchen
3.53m x 2.77m (11'7 x 9'1)

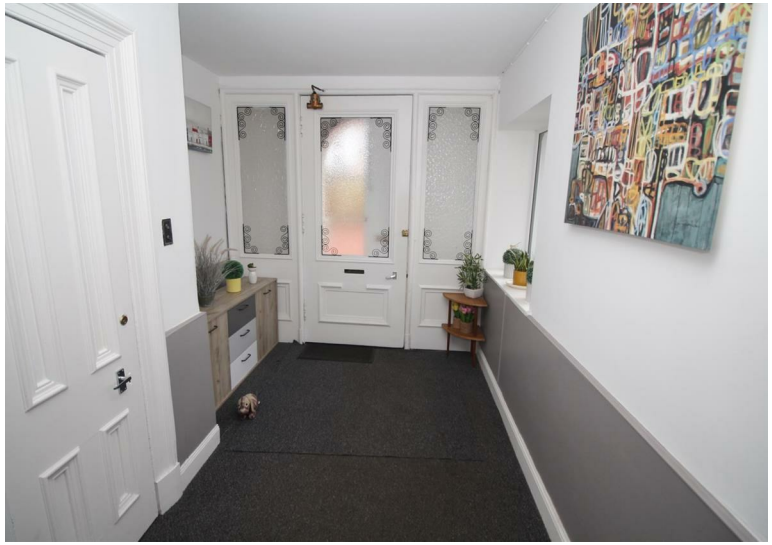
Inner Hall

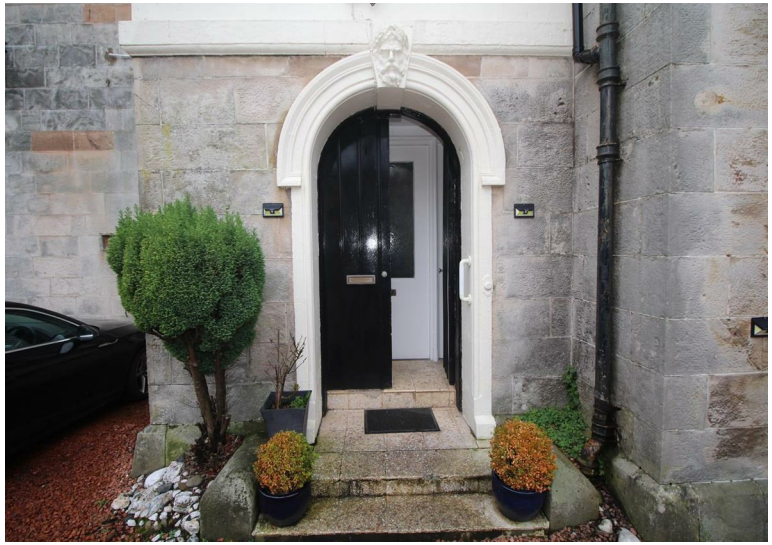
Bedroom 1
4.85m x 3.68m (15'11 x 12'1)

Bathroom
1.70m x 3.38m (5'7 x 11'1)

Bedroom 2
2.92m x 3.15m (9'7 x 10'4)







Agents Notes:
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