

49, BROUGHAM STREET, GREENOCK, PA16 8AJ

neillclerk ESTATE AGENTS









Description

This stunning, immaculately presented three bedroom MAIN DOOR FLAT has been comprehensively upgraded to an exacting standard offering a character filled interior with a high end designer finish. Set within a desirable West End location close to the Esplanade and the waterfront. Resident's car parking area is situated to the rear of the building and there is a south facing communal drying green. This home would suit a variety of buyers including downsizers and families searching for a stylish upgraded home in true walk in condition.

Specification includes: double glazing, gas central heating and feature Karndean flooring. In recent years the refurbishment works included: addition of new windows/doors, installation of a new luxury kitchen and bathroom plus full interior redecoration and new flooring has been added.

Beautiful stylish apartments comprise: Entrance Vestibule by double UPVC double glazed door. The welcoming Reception Hallway is reached by a double glazed door with cornicing and ceiling rose plus inbuilt cupboard. There is a front facing Lounge with two light window, alcove, marble ornate fireplace and inset electric fire.

The rear facing luxury Dining Kitchen with feature recess benefits from quality refitted soft cream units, silestone work surfaces and breakfast bar. Integrated appliances include: feature extractor hood, induction hob, oven, integrated microwave, dishwasher, washing machine and tumble dryer.

The generous sized front facing 1st Bedroom offers quality "Sharps" fitted wardrobes. There are two further double sized Bedrooms. Bedroom 2 is currently used as a sitting room. Stunning refitted Bathroom with rear window features a vanity wash hand basin set within black high gloss unit, wc and bath with shower. Additional benefits include: quality wall and floor tiling, heated towel rail and decorative panelled ceiling with downlighters.

This immediately impressive West End home with off street parking must be viewed. EPC= C

Measurements

Entrance Vestibule

Reception Hallway

Lounge
4.52m x 6.10m (14'10 x 20'0)

Dining Kitchen
3.40m x 5.59m (11'2 x 18'4)

Bedroom 1
4.98m x 4.17m (16'4 x 13'8)

Bedroom 2 / Sitting Room
3.89m x 3.63m (12'9 x 11'11)

Bedroom 3
3.91m x 2.97m (12'10 x 9'9)

Bathroom



neillclerk

TOTAL: 1267 sq. ft, 118 m2
1st floor: 1267 sq. ft, 118 m2
EXCLUDED AREAS: STORAGE: 14 sq. ft, 1 m2, FIREPLACE: 13 sq. ft, 1 m2, WALLS: 87 sq. ft, 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.




Coffee










Coffee















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.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Find all our properties at: rightmove Zoopla OnTheMarket.com s1homes.com

The next step..

To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?
Call 01475 888400 to book your free market appraisal.

Require a solicitor?
Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:

60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY
t: 01475 888400
e: sales@neillclerk.co.uk
w: www.neillclerk.co.uk

neillclerk ESTATE AGENTS