



2.1, 30, ARDGOWAN
STREET, GREENOCK, PA16 8EH





Description

This is a rare opportunity to purchase a five/six bedroom TOP FLOOR AND ATTIC DUPLEX FLAT offering spacious accommodation set over two levels within a sought after West End location close to Ardgowan Square. Extensive upgrading and modernisation is required which is reflected in the asking price. Upon completion of the upgrading works this property will offer a fine family home. The character filled interior features period style detailing including ornate cornicing, ceiling roses and internal doors.

There is double glazing. Shared rear drying green. Conveniently positioned for local amenities including Greenock West railway station with frequent service to Glasgow which is ideal for commuters. There are rear views over the West End towards the River Clyde with the hills beyond.

Accommodation comprises: Reception Hallway by timber door with inbuilt cupboard. The generous sized bay windowed Lounge features a period style fireplace with tiled surround and shelved alcove. There is a rear facing Dining Room/Bedroom 6 with two inbuilt storage cupboards. The basic Kitchen Diner offers fitted units, work surfaces and splashback tiling. A useful recess provides additional storage.

There is a front facing double sized Bedroom on this entrance level with fireplace and two inbuilt cupboards. The basic Bathroom with rear window has a three piece suite comprising: wash hand basin, wc and bath.

Stairs lead to the Upper Landing with ornate banister rail. There are four further double sized Bedrooms on this floor. The 2nd and 5th bedrooms both feature fireplaces.

Viewing is highly recommended for this seldom available size of home which offers excellent development potential. EPC = E

Measurements

Reception Hallway

Lounge

4.45m x 5.92m (14'7 x 19'5)

Dining Room / 6th Bedroom

4.09m x 4.11m (13'5 x 13'6)

Kitchen Diner

4.62m x 3.51m (15'2 x 11'6)

Bedroom 1

3.48m x 4.93m (11'5 x 16'2)

Upper Landing

Bedroom 2

3.63m x 5.13m (11'11 x 16'10)

Bedroom 3

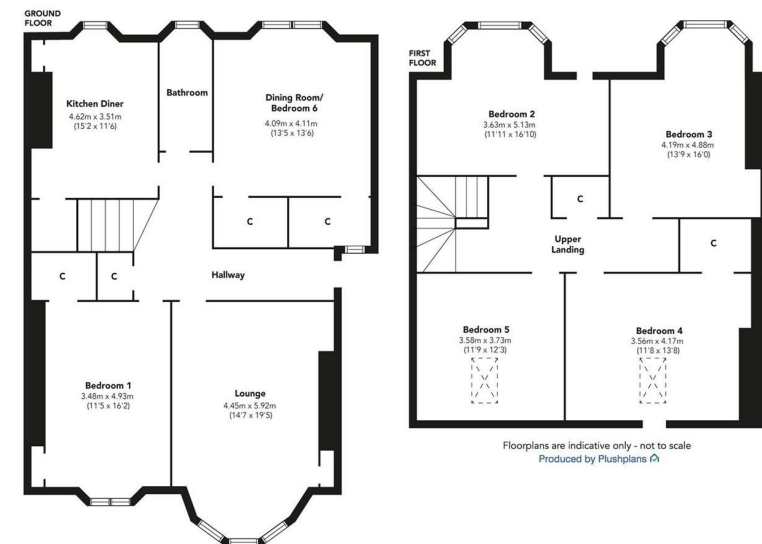
4.19m x 4.88m (13'9 x 16'0)

Bedroom 4

3.56m x 4.17m (11'8 x 13'8)

Bedroom 5

3.58m x 3.73m (11'9 x 12'3)













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.

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