



**GROUND FLOOR FLAT, 34, UNION STREET, GREENOCK, PA16 8DJ**



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## Description

This bright and spacious two bedroom GROUND FLOOR FLAT is set within a traditional blonde sandstone fronted West End property with just one flat on each floor. Enjoys a central location convenient for amenities and within walking distance of the town centre. A particular feature is the master bedroom with ensuite shower room. The hall, lounge and kitchen have been freshly decorated.

Entry is by a carpeted communal reception hall with feature glazed cupola adding light to this area. Specification includes: double glazing, gas central heating and the building is protected by a security door entry system. There is an enclosed communal rear garden/drying green with lawned sections and mature shrubs.

Impressive apartments comprise: Reception Hallway by timber door with inbuilt cupboard. The spacious rear facing Lounge has two floor length window formations with fireplace plus an inset electric fire and is an excellent space for relaxing and entertaining. There is a fitted Kitchen with two side windows plus beech style units, black/grey marble effect work surface areas and matching splashback. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, washing machine, dishwasher and integrated fridge/freezer.

There are two double sized Bedrooms. The front facing Master Bedroom is a bright room with two windows, generous sized storage recess and separate storage cupboard with single glazed window. There is an Ensuite Shower Room with pedestal wash hand basin, wc and double sized shower cubicle with "Triton" shower. Additional features include: partial wall tiling and chrome style heated towel rail. The Bathroom with side window features a four piece suite comprising: pedestal wash hand basin, wc, bath with mixer shower and double sized shower cubicle with chrome style shower. Further benefits include: partial wall tiling and chrome style heated towel rail.

Immediate inspection is essential for this West End home. EPC = C

## Measurements

Reception Hallway

Lounge  
4.32m x 5.23m (14'2 x 17'2)

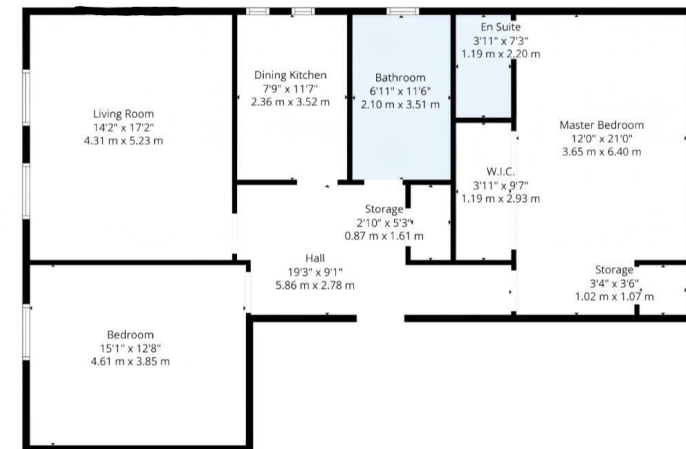
Kitchen  
2.36m x 3.40m (7'9 x 11'2)

Master Bedroom  
3.66m x 6.40m (12'0 x 21'0)

Ensuite Shower Room

Bedroom 2  
4.60m x 3.86m (15'1 x 12'8)

Bathroom













The next step..



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