

2.1, 13, ARDGOWAN SQUARE, GREENOCK, PA16 8ET

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Description

Priced to sell competitively below £195,000 Home Report value! This substantial and elegant four bedroom SECOND FLOOR FLAT lies within a blonde sandstone property occupying a highly desirable West End location overlooking leafy Ardgowan Square towards the bowling green and tennis courts. The freshly decorated and character filled interior offers a flexible layout providing an impressive family home.

Specification includes: gas central heating with new boiler and radiators installed earlier in 2026, double glazing and laminate flooring. There is a shared rear drying green with well stocked borders, plus a a former communal wash house. Private cellar provides useful storage. Situated in the catchment for well regarded primary/secondary schools. Convenient for town centre and Greenock West railway station with a frequent service to Glasgow, which is ideal for commuters.

Impressive apartments comprise: Shared Entrance Vestibule by timber door which in turn gives access by timber door to the Hallway. The airy and spacious front facing Lounge enjoys enviable views over Ardgowan Square and is an ideal space for entertaining with focal point fireplace.

The Dining Kitchen with rear window has a range of off white fitted units and oak style work surfaces. Appliances include: extractor hood, electric hob, oven, washing machine and fridge/freezer.

There are three double sized Bedrooms and 4th single Bedroom. The generous sided 1st bedroom could also become a further public room due to its corner position benefiting from windows to the front and side plus a fireplace.

The Bathroom with side window features a three piece suite comprising: pedestal wash hand basin, wc and bath with "Mira" shower. A further benefit is partial wall tiling.

Inspection is advised for this four bedroom family home. EPC = C

Measurements

Shared Entrance Vestibule

Reception Hallway

Lounge
4.70m x 6.55m (15'5 x 21'6)

Dining Kitchen
3.68m x 3.86m (12'1 x 12'8)

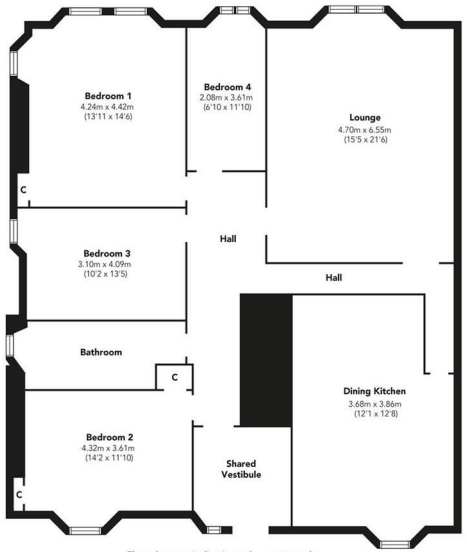
Bedroom 1
4.24m x 4.42m (13'11 x 14'6)

Bedroom 2
4.32m x 3.61m (14'2 x 11'10)

Bedroom 3
3.10m x 4.09m (10'2 x 13'5)

Bedroom 4
2.08m x 3.61m (6'10 x 11'10)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans





























Agents Notes:
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