



*Brian Harkins  
Estate Agents*

*9D CADDLEHILL STREET, GREENOCK, PA16 8TU*

*OFFERS OVER £108,000*

*C/TAX BAND: B*

*2 BEDROOM FLAT - PURPOSE BUILT*

*EPC BAND:C*

Nestled in the charming West End of Greenock, 9D Caddlehill Street offers a delightful blend of contemporary living within a traditional sandstone property. This purpose-built flat is situated in a peaceful cul de sac, providing a serene environment while remaining just minutes away from the bustling town centre.

Upon entering, you are greeted by a well-maintained communal entrance stair, adorned with an ornate handrail and period-style wall tiling, which adds a touch of character to the property. The flat itself boasts a spacious reception hall with utility/storage cupboard, leading to a bright and airy lounge featuring large picture windows that invite natural light to fill the space.

The accommodation comprises two generously sized double bedrooms. The stylish modern kitchen is fitted with both floor and wall-mounted units, providing a functional space for culinary pursuits.

The luxury bathroom is a standout feature, with four-piece suite that includes a stunning free-standing bath with a chrome-style mixer shower, a semi-pedestal wash hand basin, a WC, and a separate shower area.

Residents can also enjoy access to a private cellar and a shared lawned rear drying green, perfect for those sunny days. With excellent schools, scenic coastal walks, and convenient transport links nearby, this property is an ideal choice for buyers seeking a stylish and comfortable home in a desirable location.

**Lounge**  
*14'6" x 16'0" (4.42m x 4.88m )*



**Kitchen**  
*6'7" x 11'6" (2.03m x 3.53m )*



**Bedroom**  
*3.43m x 4.22m*



**Bedroom**  
*4.29m x 3.84m*



**Bathroom**



**Utility**  
4'0" x 8'0" (1.22m x 2.44m)



