



2/1, 40, BROUGHAM  
STREET, GREENOCK, PA16 8AH









## **Description**

Priced below Home Report value £138,000. This larger style, bright two bedroom SECOND FLOOR FLAT is situated in a desirable location within the West End near the waterfront at the Esplanade. Lies close to range of amenities, transport facilities and the town centre. Impressive rear views extend towards the River Clyde with the hills beyond from the dining kitchen and 2nd bedroom.

Specification includes: double glazing and gas central heating. There is a well maintained communal rear drying green/garden which is an ideal space for relaxing on a summer day plus there is a private cellar providing useful storage. The character filled period style tiled close features an ornate banister and stained glass windows. The building is protected by a security door entry system.

Generous sized airy apartments comprise: Entrance Vestibule by double timber door with single glazed panel above leads in turn by further glazed door to the Reception Hallway with two inbuilt cupboards. The bay windowed front facing Lounge is an airy, spacious apartment with feature detailed ornate ceiling, wall lights, shelved alcove and marble fireplace. NB the gas fire is disconnected.

There is a rear facing Dining Kitchen with two light window plus range of oaks style fitted units, granite effect work surfaces and splashback tiling. Appliances include: extractor hood, gas hob, and electric oven.

There are two double sized Bedrooms. The 1st bedroom benefits from a walk in wardrobe providing useful storage. In addition, there is an internal Office/Study which is perfect for homeworkers. The bright Bathroom with two rear windows features a three piece suite comprising: pedestal wash hand basin, wc, and bath with "Triton" shower. There is partial wall tiling.

This spacious West End flat which is situated within a popular location close to the waterfront must be viewed. EPC = C

## **Measurements**

Entrance Vestibule

Hallway

Lounge

4.19m x 5.77m (13'9 x 18'11)

Dining Kitchen

4.14m x 3.45m (13'7 x 11'4)

Bedroom 1

3.94m x 4.65m (12'11 x 15'3)

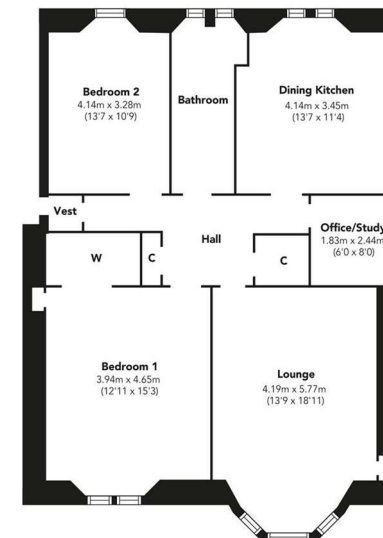
Bedroom 2

4.14m x 3.28m (13'7 x 10'9)

Office/ Study

1.83m x 2.44m (6'0 x 8'0)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans







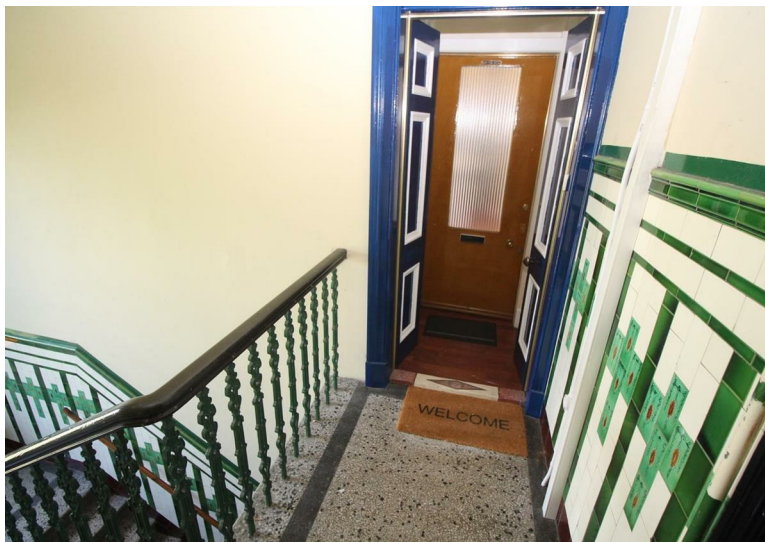












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