*23 BRISBANE STREET, GREENOCK, PA16 8LL*

*OFFERS OVER £139,999*

*C/TAX BAND: C*

*3 BEDROOM FLAT*

*EPC BAND:C*

Nestled on Brisbane Street in the charming town of Greenock, this impressive first-floor flat offers a delightful blend of traditional elegance and modern convenience. With three well-proportioned double bedrooms and a spacious reception room, this property is perfect for families or professionals seeking a comfortable living space close to the town centre.

As you enter, you are greeted by a welcoming reception hallway adorned with exquisite craftsmanship wall paneling, setting the tone for the rest of the home. The large, bright lounge features double windows that flood the room with natural light, creating an inviting atmosphere for relaxation or entertaining guests.

Fitted kitchen offering ample storage in the form of both base and wall mounted units.

The flat boasts a well-appointed bathroom and benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. The communal garden grounds at the rear provide a serene escape, complete with a drying green and mature shrubs, perfect for enjoying the outdoors.

Conveniently located near transport links and a variety of local amenities, this property offers both accessibility and a vibrant community lifestyle. Whether you are looking to make this your new home or an investment opportunity, this flat on Brisbane Street is a must-see.

**Lounge**
*18'2" x 14'1" (5.54 x 4.30)*

**Kitchen**
*15'1" x 10'4" (4.60 x 3.17)*

**Bedroom**
*13'6" x 11'1" (4.12 x 3.38)*

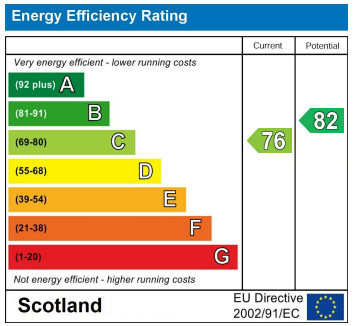
**Bedroom**
*14'1" x 13'0" (4.31 x 3.97)*

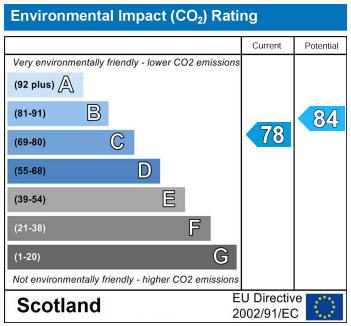
**Bedroom**
*19'8" x 12'8" (6.00 x 3.87)*

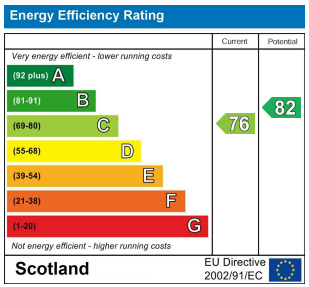
**Bathroom**
*7'4" x 4'11" (2.26 x 1.52)*

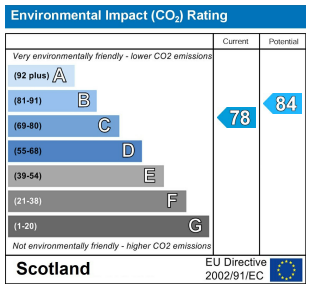
**IMPORTANT NOTE TO PURCHASERS:**
**MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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