



2C, DEMPSTER
COURT, GREENOCK, PA15 4QE



 neillclerk
ESTATE AGENTS



Description

This is a rare opportunity to purchase a two bedroom FIRST FLOOR FLAT within this modern development which lies next to Grosvenor Bowling Green. There is essential off street parking within the resident's car park. The property is convenient for local amenities, plus transport facilities including Greenock Central railway station with frequent service to Glasgow.

Specification includes: double glazing and gas central heating with new boiler installed in early 2025. The building is protected by a security door entry system. There is a south facing communal rear drying green. Suits a variety of buyers including first time purchasers and rental investors.

The bright accommodation comprises: Entrance Hallway by timber door with inbuilt cupboard. There is a bright spacious front facing Lounge / Dining Room with glazed double doors leading to the Kitchen. The kitchen features a range of maple style fitted units, granite effect work surfaces and splashback tiling. Appliances include: electric cooker and washing machine.

There are two rear facing double sized Bedrooms which enjoy views towards the surrounding trees. The refitted Shower Room features a three piece suite including: vanity wash hand basin, wc and double sized shower cubicle with chrome style shower. Additional benefits include: wall tiling, chrome heated towel rail and decorative panelled ceiling with downlighters.

All remaining furniture is open to separate negotiation. Early inspection is recommended. EPC = B

Measurements

Hallway

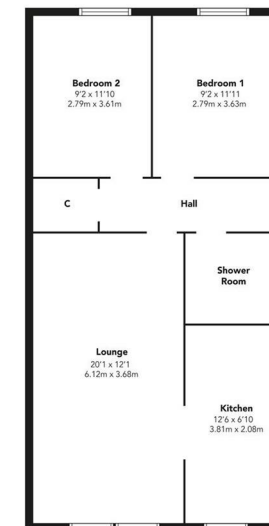
Lounge
6.12m x 3.68m (20'1 x 12'1)

Kitchen
3.81m x 2.08m (12'6 x 6'10)

Bedroom 1
2.79m x 3.63m (9'2 x 11'11)

Bedroom 2
2.79m x 3.61m (9'2 x 11'10)

Shower Room



Floorplans are indicative only - not to scale
Produced by Plushplans











The
next
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)