

# 1.2, 55, ANN STREET, GREENOCK, PA15 4EL

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ESTATE AGENTS









# Description

Set within an externally refurbished building this well presented, redecorated two bedroom FIRST FLOOR FLAT offers an ideal first time purchase or rental investment opportunity. We are advised the building has been re-rendered, reroofed, plus the communal close repainted in recent years.

Lies convenient for both Greenock West and Drumfrochar railway stations which are just a short walk from the property offering a regular service to Glasgow and close to local bus services which is ideal for commuters. Close to amenities, shops and schooling. There is a shared rear drying area. Specification includes: double glazing, biomass central heating system and laminate flooring. The building is protected by a security door entry system.

Accommodation comprises: welcoming Hallway by timber door with four inbuilt cupboards. There is a bright front facing Lounge. An archway leads to the rear facing fitted Breakfasting Kitchen which benefits from antique pine style units, granite effect work surfaces and splashback tiling. There is an extractor hood and breakfast bar with space for two stools.

There are two double sized Bedrooms which both benefit from mirrored wardrobes offering generous storage. The Bathroom has a rear window and features a three piece suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower. Additional benefits include: wet wall panelling and a tiled floor.

Early viewing is highly recommended for this affordable home. EPC = C.

# Measurements

Hallway

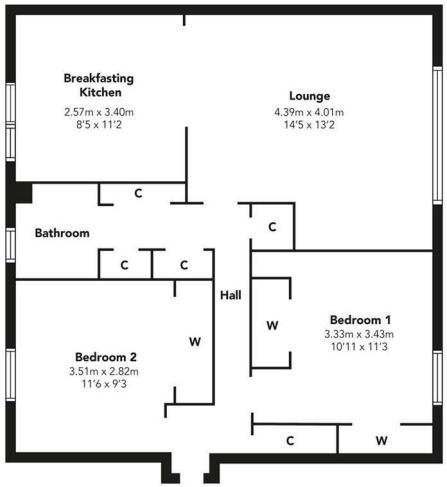
Lounge
4.39m x 4.01m (14'5 x 13'2)

Kitchen
2.57m x 3.40m (8'5 x 11'2)

Bedroom 1
3.33m x 3.43m (10'11 x 11'3)

Bedroom 2
3.51m x 2.82m (11'6 x 9'3)

Bathroom




Floorplans are indicative only - not to scale
Produced by Plushplans

















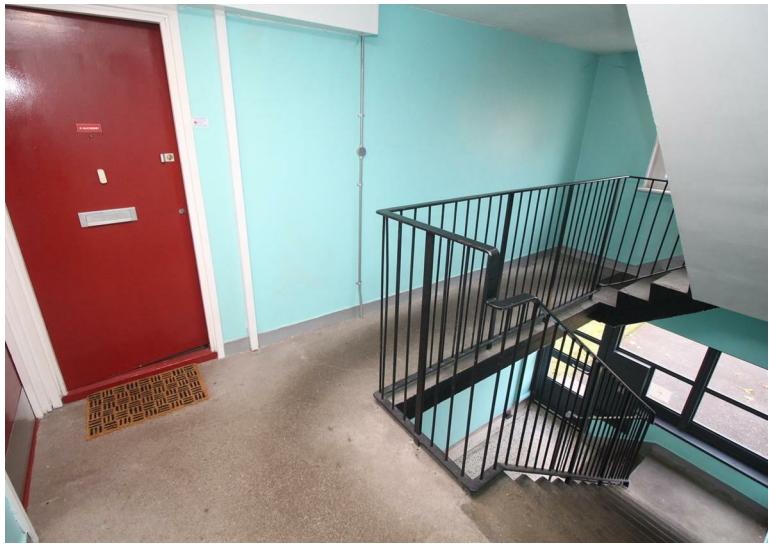












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**t: 01475 888400**
**e: sales@neillclerk.co.uk**
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