

39, BROOKFIELD ROAD, PORT GLASGOW, PA14 6BY

neillclerk
ESTATE AGENTS









Description

This beautifully presented two-bedroom TOP FLOOR MAISONETTE FLAT has been recently upgraded and offers spacious accommodation over two levels. The property enjoys a convenient location close to local schooling, road links and rail transport facilities, making it ideal for commuters.

Specification includes: Double glazing, electric heating, communal rear drying green and security door entry system.

Accommodation comprises: Entrance Hallway accessed via a timber door, leading to a bright and welcoming Lounge which enjoys attractive views across the River Clyde and beyond.

The modern Breakfasting Kitchen features a front-facing window and is fitted with an attractive range of white wall and floor-mounted units, marble-effect work surfaces and partial wall tiling. Appliances include an electric hob, electric oven, fridge freezer, dishwasher and washing machine.

Stairs lead to the Upper Landing, providing access to two generously proportioned double Bedrooms. Bedroom 1 benefits from built-in wardrobes, while Bedroom 2 offers two useful storage cupboards.

The Bathroom is fitted with a modern three-piece suite comprising a pedestal wash hand basin, WC and bath with electric shower. Further benefits include a window and wall tiling.

Applications are subject to financial criteria checks.

Early viewing is highly recommended to fully appreciate the accommodation and impressive River Clyde views on offer.

LLR: 1620625/280/13072.
LARN: 1901039.

Measurements

Entrance Hallway

Lounge
4.57m x 3.63m (15'00 x 11'11)

Kitchen
3.91m x 2.34m (12'10 x 7'08)

Bedroom 1
3.99m x 2.57m (13'01 x 8'05)

Bedroom 2
3.56m x 2.90m (11'08 x 9'06)

Bathroom
2.59m x 1.96m (8'06 x 6'05)





















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 Zoopla OnTheMarket.com s1homes.com

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

neillclerk ESTATE AGENTS