



**3.1, 89, HOLMSCROFT  
STREET, GREENOCK, PA15 4DF**





## **Description**

Enjoying a central location this well presented, bright two bedroom ATTIC FLAT lies close to the West Station with local shops, amenities and transport facilities nearby. This includes Greenock West railway station with frequent service to Glasgow which is ideal for commuters. Offers an ideal rental investment opportunity and we are advised the current owner had been achieving a rent of £550 pcm. There are views over Greenock towards the River Clyde in the distance.

Specification includes: double glazing and gas central heating. The building is protected by a security door entry system. There is a shared rear drying green.

The airy apartments comprise: Entrance Hall by UPVC double glazed door. The front facing Lounge has a three light dormer window which features impressive views over Greenock. The Kitchen is on open plan with a range of white high gloss units, black/grey marble style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, electric ceramic hob and oven.

There are two double sized Bedrooms. The Bathroom with rear facing "Velux" window benefits from a three piece suite comprising: vanity wash hand basin wc set within a white high gloss unit, wc and bath with "Triton" shower. Additional features include: wet wall panelling, chrome heated towel rail and panelled ceiling with downlighters.

Immediate inspection is advised for this affordable two bedroom home.  
EPC = C

## **Measurements**

Hallway

Lounge

4.29m x 4.14m (14'1 x 13'7)

Kitchen

1.27m x 2.77m (4'2 x 9'1)

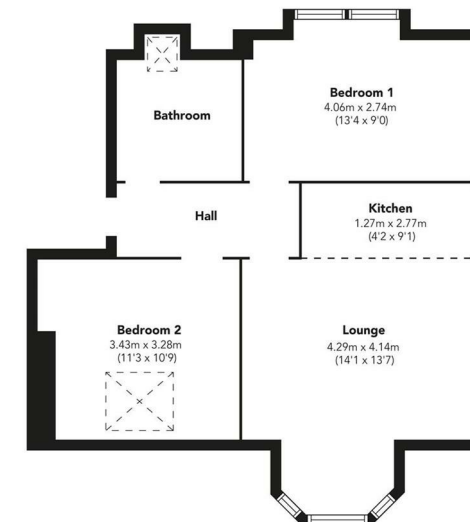
Bedroom 1

4.06m x 2.74m (13'4 x 9'0)

Bedroom 2

3.43m x 3.28m (11'3 x 10'9)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 











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