



**44, BRISBANE
STREET, GREENOCK, PA16 8NP**





Description

Set within an attractive blonde sandstone West End property this beautifully presented, stylish and upgraded two bedroom GARDEN FLAT with additional home office/dressing room is a character filled home offering a flexible layout. A particular feature are the French doors providing direct access to the communal rear garden and drying green. This home offers an ideal purchase for first time buyer and downsizers plus offers a rental investment opportunity.

Lies convenient for local amenities and transport facilities including Greenock West railway station with a frequent service to Glasgow. Specification includes: gas central heating and double glazing.

The impressive apartments comprise: Reception Hallway by UPVC double glazed door and inbuilt utility cupboard. There is a bright and spacious south facing three light bay windowed Lounge featuring ornate corncicing, ceiling rose and focal point fireplace. The Breakfasting Kitchen is on open plan with the lounge and offers quality high gloss cashmere fitted units, oak effect work surfaces and matching splashback. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven and dishwasher.

There are two double sized Bedrooms. The front facing 1st bedroom is a particularly generous sized room. Bedroom 2 features French doors leading to the rear garden and also gives access to an additional Boxroom benefiting from two windows overlooking the rear garden. This room could be used as a home office, dressing room or converted into an ensuite shower room (subject to requisite permissions being granted). The quality Shower Room comprises : vanity wash hand basin set within grey unit, wc and shower cubicle with spa shower benefiting from steam function. Additional benefits include: partial wall tiling, chrome style heated towel rail and decorative panelled ceiling with downlighters.

Viewing is highly recommended for this immediately impressive West End home. EPC = C.

Measurements

Hallway

Lounge
6.65m x 4.83m (21'10" x 15'10")

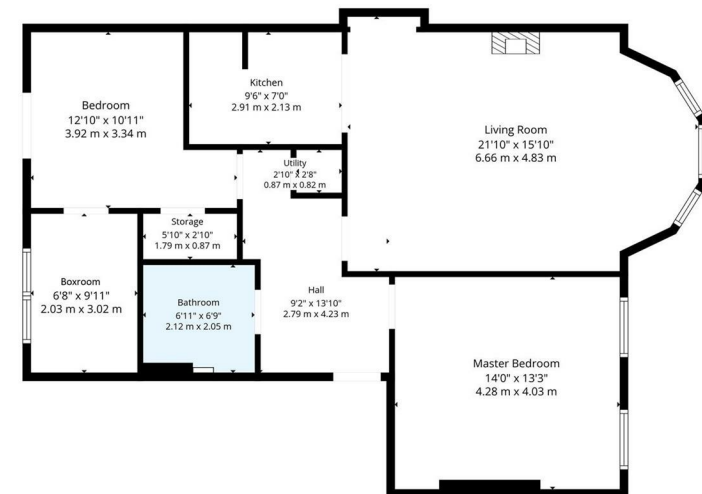
Kitchen
2.90m x 2.13m (9'6" x 7'0")

Bedroom 1
4.27m x 4.04m (14'0" x 13'3")

Bedroom 2
3.91m x 3.33m (12'10" x 10'11")

Boxroom / Home Office
2.03m x 3.02m (6'8" x 9'11")

Shower Room













The next step..



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