



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



The logo for neillclerk Estate Agents features a stylized house icon to the left of the company name. The name 'neillclerk' is in a large, blue, sans-serif font, with 'neill' in lowercase and 'clerk' in uppercase. Below it, 'ESTATE AGENTS' is written in a smaller, blue, all-caps font.



Description

Set within an attractive blonde sandstone West End property this immaculately presented three bedroom MAIN DOOR FLAT features its own private entrance stair/door and is a character filled home with range of period style details. The accommodation offers a flexible layout and the 3rd bedroom could also be used as a home office. This home would equally suits families and downsizers searching for a generous sized West End property.

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. Communal cellarge and shared rear drying green.

The impressive apartments comprise: Entrance Vestibule by double timber doors leads by further single glazed ornate door with feature side panels to the welcoming Reception Hallway with walk in storage cupboard, ornate arch and corncing. There is a bright and spacious three light bay windowed Lounge featuring ornate corncing, ceiling rose, shelved alcove and focal point fireplace with electric fire.

The quality Kitchen with two rear windows offers white high gloss fitted units and oak effect work surfaces. Appliances include: stainless steel chimney extractor hood, electric ceramic hob, oven, fridge/freezer, washing machine and tumble dryer.

There are two double sized Bedrooms and a 3rd single Bedroom. The 1st bedroom benefits from an inbuilt cupboard. There is a quality Bathroom offering a three piece suite comprising: vanity wash hand basin set within white unit, wc and shower bath with chrome style shower. Additional features include: wall/floor tiling, downlighters and chrome style heated towel rail.

Immediate inspection is advised for this rare opportunity to purchase a main door flat in this location. EPC = C.

Measurements

Entrance Vestibule

Reception Hallway

Lounge

4.65m x 6.48m (15'3 x 21'3)

Kitchen

2.95m x 4.09m (9'8 x 13'5)

Bedroom 1

3.20m x 5.33m (10'6 x 17'6)

Bedroom 2

3.05m x 3.81m (10'0 x 12'6)

Bedroom 3

1.96m x 4.34m (6'5 x 14'3)

Bathroom













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step..



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

t: 01475 888400

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