



**1B, FALCONER STREET, PORT  
GLASGOW, PA14 5EJ**



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ESTATE AGENTS



## **Description**

Enjoying a town centre location this upgraded one bedroom SECOND FLOOR FLAT lies close to a wide range of local amenities, shops and transport facilities including the railway station with frequent service to Glasgow which is ideal for commuters. Improvements in recent years included: installation of a new kitchen and shower room, new carpets and flooring coverings plus the interior has been redecorated.

Offers an ideal first time purchase or rental investment opportunity. Specification includes: gas central heating and double glazing. The building is protected by a security door entry system.

The bright apartments comprise: Hallway by timber door with laminate flooring. The Lounge with two light window formation features partial views towards the River Clyde and storage cupboard. There is a refitted Kitchen with white high gloss units, light grained work surface areas, pulley and inbuilt cupboard.

The spacious and airy double Bedroom with three light bay window benefits from a storage cupboard. The refitted quality Shower Room with window offers a three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and shower cubicle with chrome style shower. Additional features include: wet wall panelling, chrome style heated towel rail and panelled ceiling with downlighters.

Viewing is highly recommended for this upgraded home. EPC = C

## **Measurements**

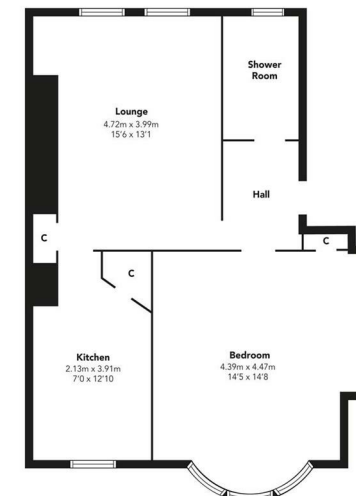
Hallway

Lounge  
4.72m x 3.99m (15'6 x 13'1)

Kitchen  
2.13m x 3.91m (7'0 x 12'10)

Bedroom  
4.39m x 4.47m (14'5 x 14'8)

Shower Room



Floorplans are indicative only - not to scale  
Produced by Plusplans 









The  
next  
step..



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**60 West Blackhall Street  
Greenock  
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