2/1, 40, BROUGHAM STREET, GREENOCK, PA16 8AH

neillclerk
ESTATE AGENTS

Description

Priced below Home Report value £138,000. This larger style, bright two bedroom SECOND FLOOR FLAT is situated in a desirable location within the West End near the waterfront at the Esplanade. Lies close to range of amenities, transport facilities and the town centre. Impressive rear views extend towards the River Clyde with the hills beyond from the dining kitchen and 2nd bedroom.

Specification includes: double glazing and gas central heating. There is a well maintained communal rear drying green/garden which is an ideal space for relaxing on a summer day plus there is a private cellar providing useful storage. The character filled period style tiled close features an ornate banister and stained glass windows. The building is protected by a security door entry system.

Generous sized airy apartments comprise: Entrance Vestibule by double timber door with single glazed panel above leads in turn by further glazed door to the Reception Hallway with two inbuilt cupboards. The bay windowed front facing Lounge is an airy, spacious apartment with feature detailed ornate ceiling, wall lights, shelved alcove and marble fireplace. NB the gas fire is disconnected.

There is a rear facing Dining Kitchen with two light window plus range of oaks style fitted units, granite effect work surfaces and splashback tiling. Appliances include: extractor hood, gas hob, and electric oven.

There are two double sized Bedrooms. The 1st bedroom benefits from a walk in wardrobe providing useful storage. In additioan, there is an internal Office/Study which is perfect for homeworkers. The bright Bathroom with two rear windows features a three piece suite comprising: pedestal wash hand basin, wc, and bath with "Triton" shower. There is partial wall tiling.

This spacious West End flat which is situated within a popular location close to the waterfront must be viewed. EPC = C

Measurements

Entrance Vestibule

Hallway

Lounge
4.19m x 5.77m (13'9 x 18'11)

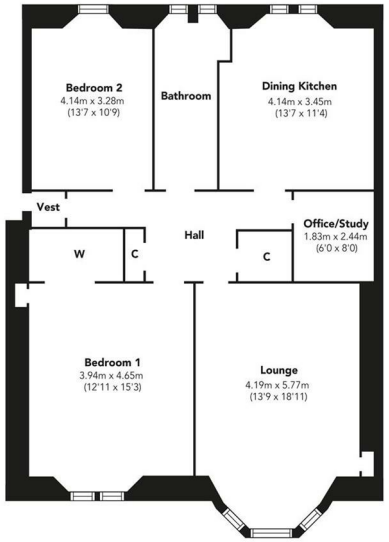
Dining Kitchen
4.14m x 3.45m (13'7 x 11'4)

Bedroom 1
3.94m x 4.65m (12'11 x 15'3)

Bedroom 2
4.14m x 3.28m (13'7 x 10'9)

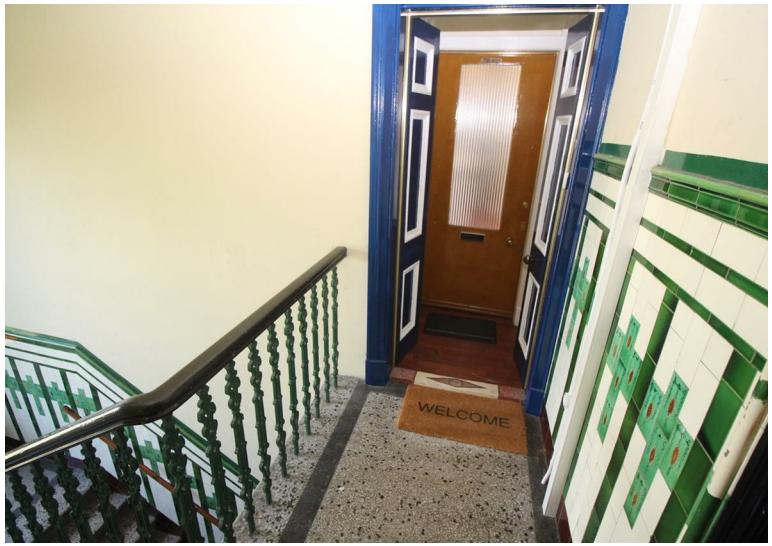
Office/ Study
1.83m x 2.44m (6'0 x 8'0)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans

THE DARK KNIGHT
HEAT



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