



10B, ARDGOWAN
STREET, GREENOCK, PA16 8LE





Description

Occupying a desirable West End location this two bedroom GROUND FLOOR FLAT is set within a distinctive blonde sandstone property. Lies within easy walking distance of the town centre with all its amenities and the Greenock West railway station with a regular service to Glasgow. Suits a variety of buyers including: first time purchasers, downsizers or rental investors.

Specification includes: double glazing and gas central heating. There is a private cellar and shared rear drying green. Period style features including ornate cornicing and coving.

Apartments comprise: Entrance Vestibule by double timber doors which leads to the Reception Hallway by a glazed door. There is an airy front facing Lounge with two light window formation, shelved alcove and ornate fireplace

The rear facing Kitchen features a range of off white high gloss units, high gloss, grey marble style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, fridge/freezer, washing machine, tumble dryer and integrated dishwasher.

There are two double sized Bedrooms. The rear facing bedroom benefits from a fitted wardrobe. The Bathroom offers a three piece suite comprising: vanity wash hand basin set within a mahogany style unit, wc and shower bath with chrome style shower. Additional specification includes: an inbuilt cupboard, partial wet wall panelling, decorative panelled ceiling with downlighters and chrome style heated towel rail.

Viewing is highly recommended for this ground floor West End home. EPC = C.

Measurements

Entrance Vestibule

Hallway

Lounge

3.63m x 4.98m (11'11 x 16'4)

Kitchen

4.24m x 2.49m (13'11 x 8'2)

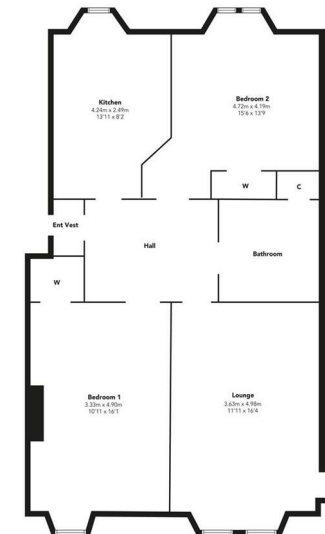
Bedroom 1

3.33m x 4.90m (10'11 x 16'1)

Bedroom 2

4.72m x 4.19m (15'6 x 13'9)

Bathroom



Floorplans are indicative only - not to scale
Produced by Pushplans Ltd











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.

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