



13B, UNION STREET, GREENOCK, PA16
8JL

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ESTATE AGENTS





Description

This deceptively spacious five bedroom DUPLEX FLAT is set over the first and top floor providing an ideal family home which enjoys a rarely available central West End location. Benefits from a convenient location lying close to the tennis courts and bowling green at Ardgowan Square plus the town centre with all its amenities / transport is nearby.

A particular feature is the south facing private section of landscaped rear garden with summerhouse, decked area and timber shed. This is an ideal space for relaxing on summer days. There is a communal drying green. The access balcony at the rear benefits from a canopy providing an additional outside seating area. Specification includes: gas central heating, double glazing and laminate flooring.

The flexible accommodation comprises: Entrance Vestibule by timber door which leads in turn by a UPVC double glazed door to the Reception Hallway with inbuilt storage cupboard. The front facing Lounge features ornate coricing, ceiling rose, shelved alcove and focal point fireplace with gas coals fire. There is a separate Dining Room with rear window and shelved alcove. The Kitchen offers a range of light oak style units, black/grey marble effect high gloss work surfaces and matching splashback. Appliances include: stainless steel chimney extractor hood, gas hob and electric oven.

There is a double sized Bedroom situated on the first floor. The Shower Room with side window provides a three piece suite comprising: pedestal wash basin, wc and double sized shower cubicle with spa shower. Further features include: wall/floor tiling, decorative panelled ceiling and downlighters.

A staircase with ornate handrail leads to the bright Upper Landing with "Velux" window. There are two further double sized Bedrooms both with fitted mirrored wardrobes and two additional single Bedrooms. One of the bedrooms could also be used as a home office.

Viewing is highly recommended. EPC = C

Measurements

Entrance Vestibule & Hallway

Lounge
4.27m x 4.32m (14'0 x 14'2)

Dining Room
3.38m x 3.48m (11'1 x 11'5)

Kitchen
2.77m x 3.12m (9'1 x 10'3)

Bedroom 1
3.10m x 3.43m (10'2 x 11'3)

Shower Room

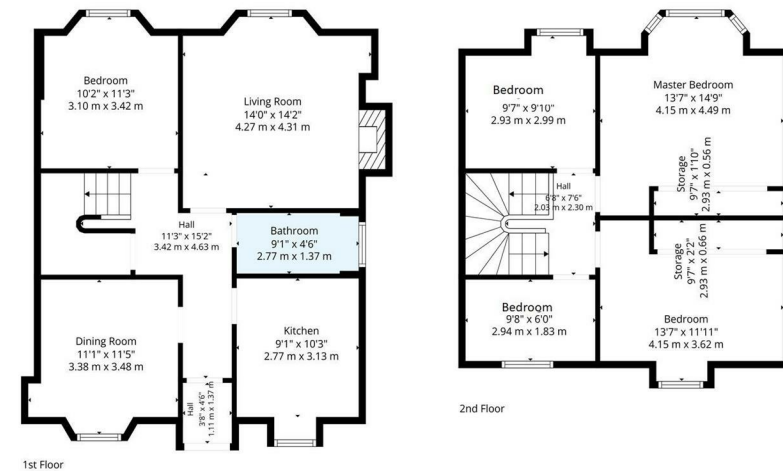
Upper Landing

Bedroom 2
4.14m x 4.50m (13'7 x 14'9)

Bedroom 3
4.14m x 3.63m (13'7 x 11'11)

Bedroom 4
2.92m x 3.00m (9'7 x 9'10)

Bedroom 5
2.95m x 1.83m (9'8 x 6'0)



1st Floor

2nd Floor



TOTAL: 1099 sq. ft. 102 m²
1st floor: 702 sq. ft. 65 m², 2nd floor: 397 sq. ft. 37 m²
EXCLUDED AREAS: BAY WINDOW: 7 sq. ft. 1 m², FIREPLACE: 11 sq. ft. 1 m², LOW CEILING: 80 sq. ft. 7 m²,
STORAGE: 69 sq. ft. 7 m², MASTER BEDROOM: 19 sq. ft. 2 m², WALLS: 108 sq. ft. 10 m²
Floor Plan Created By CalcuApp. Measurements Deemed Highly Reliable But Not Guaranteed.













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