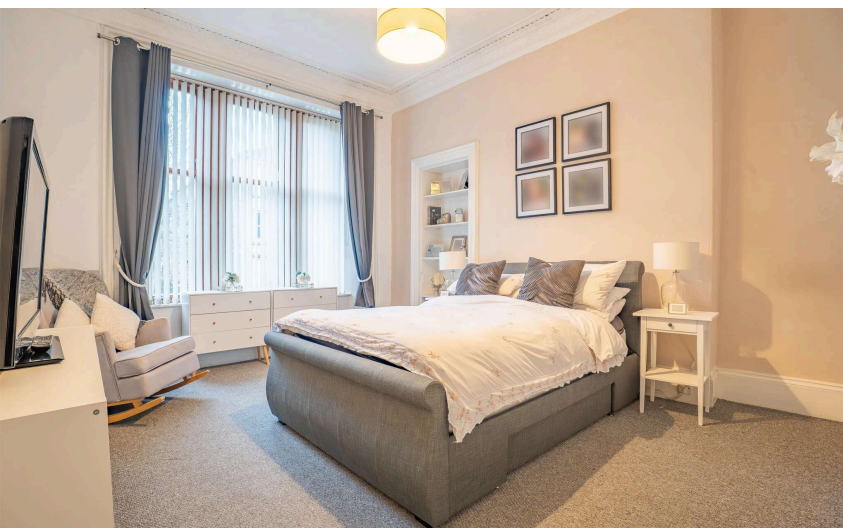




FLAT 0/2, 44 ROBERTSON STREET, GREENOCK,

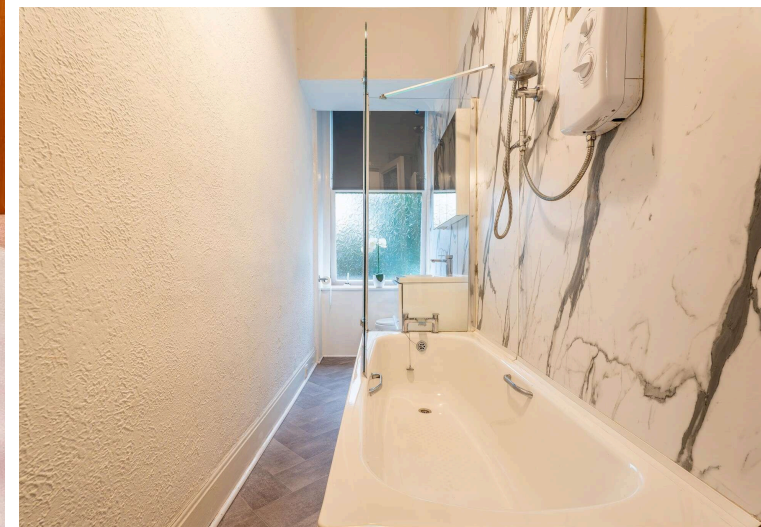
 2 BED  1 BATH  1 PUBLIC





Flat 0/2, 44 Robertson Street, Greenock, is a very well presented traditional ground floor apartment, ideally positioned within easy reach of Greenock town centre. The property offers bright, generously proportioned accommodation and combines period character with modern comfort, making it an ideal purchase for a range of buyers including first-time purchasers, downsizers or buy-to-let investors. Greenock is a well-established coastal town offering a wide range of local amenities including shops, supermarkets, cafes, leisure facilities and excellent public transport links. The town benefits from rail services providing regular access to Glasgow and the wider Inverclyde area, along with scenic waterfront walks and attractive views over the River Clyde. The accommodation in brief comprises a reception hallway, spacious living room, two double bedrooms, modern bathroom, excellent storage and a large dining kitchen. In more detail, upon entering the property an entrance vestibule opens to a broad and welcoming reception hallway, providing access throughout the apartment. The reception hall leads to a spacious and bright front facing living room with a large walk-in bay window and fireplace creating an excellent focal point. To the rear of the living room is a walk-in store currently utilised as a small internal office, offering useful flexible space. The dining sized kitchen is of generous proportion and is fitted with a range of wall and base mounted units with a free-standing cooker, washing machine, tumble dryer and fridge freezer, which may be included in the sale. The bathroom is fitted with a modern three-piece suite comprising WC, wash hand basin with vanity unit and a bath with over-bath electric shower. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe. Further features include double glazing, gas central heating, ornate cornice work and access to a well maintained communal lawned drying green to the rear of the development.





## KEY FEATURES



Ground Floor



2 Bedrooms



Communal Garden



On Street Parking



Close to local amenities



Generously sized rooms



ADD TEXT

ENERGY RATING: C

COUNCIL TAX: C

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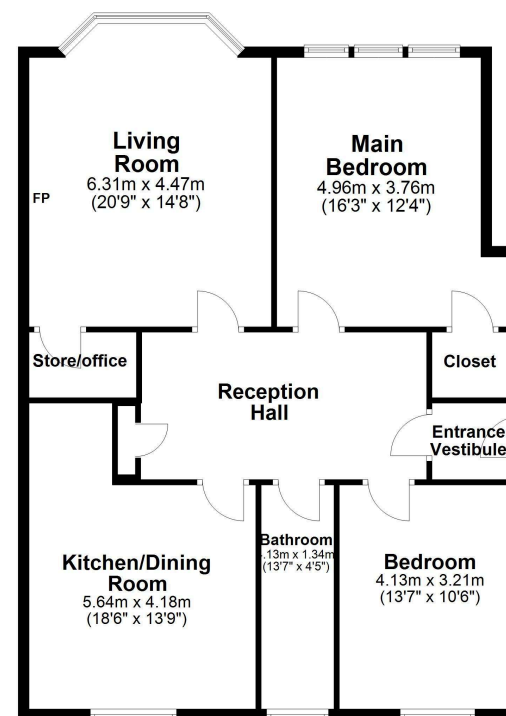
01475 674628



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Ground Floor



Total area: approx. 105.7 sq. metres (1137.9 sq. feet)

**44 Robertson Street, Largs**

## DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they a guarantee. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water mains or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.