



**49, BROUGHAM  
STREET, GREENOCK, PA16 8AJ**





## Description

This stunning, immaculately presented three bedroom MAIN DOOR FLAT has been comprehensively upgraded to an exacting standard offering a character filled interior with a high end designer finish. Set within a desirable West End location close to the Esplanade and the waterfront. Resident's car parking area is situated to the rear of the building and there is a south facing communal drying green. This home would suit a variety of buyers including downsizers and families searching for a stylish upgraded home in true walk in condition.

Specification includes: double glazing, gas central heating and feature Karndean flooring. In recent years the refurbishment works included: addition of new windows/doors, installation of a new luxury kitchen and bathroom plus full interior redecoration and new flooring has been added.

Beautiful stylish apartments comprise: Entrance Vestibule by double UPVC double glazed door. The welcoming Reception Hallway is reached by a double glazed door with cornicing and ceiling rose plus inbuilt cupboard. There is a front facing Lounge with two light window, alcove, marble ornate fireplace and inset electric fire.

The rear facing luxury Dining Kitchen with feature recess benefits from quality refitted soft cream units, silestone work surfaces and breakfast bar. Integrated appliances include: feature extractor hood, induction hob, oven, integrated microwave, dishwasher, washing machine and tumble dryer.

The generous sized front facing 1st Bedroom offers quality "Sharps" fitted wardrobes. There are two further double sized Bedrooms. Bedroom 2 is currently used as a sitting room. Stunning refitted Bathroom with rear window features a vanity wash hand basin set within black high gloss unit, wc and bath with shower. Additional benefits include: quality wall and floor tiling, heated towel rail and decorative panelled ceiling with downlighters.

This immediately impressive West End home with off street parking must be viewed. EPC=C

## Measurements

Entrance Vestibule

Reception Hallway

Lounge

4.52m x 6.10m (14'10 x 20'0)

Dining Kitchen

3.40m x 5.59m (11'2 x 18'4)

Bedroom 1

4.98m x 4.17m (16'4 x 13'8)

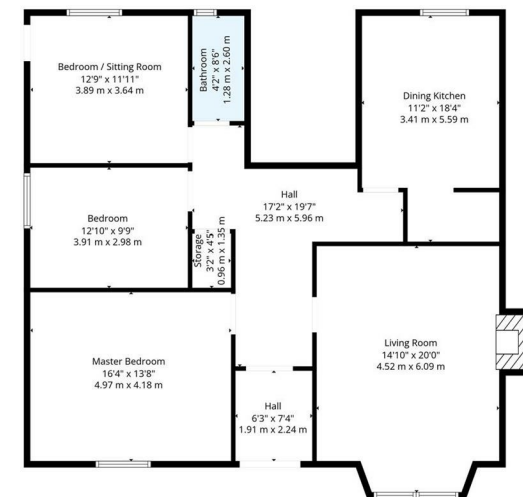
Bedroom 2 / Sitting Room

3.89m x 3.63m (12'9 x 11'11)

Bedroom 3

3.91m x 2.97m (12'10 x 9'9)

Bathroom













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step..



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