

44H BRISBANE STREET, GREENOCK, PA16 8NP

OFFERS OVER £108,000

C/TAX BAND: B

2 BEDROOM FLAT

EPC BAND:C

This spacious two bedroom ATTIC FLAT is located in a West End Prime location and a few minutes walk to Greenock Esplanade. It is convenient for local amenities, shops and transport facilities. Would ideally suit a variety of buyers. Stunning Firth of Clyde River Views and surrounding areas.

The property benefits from entrance stairwell leads to the welcoming Reception Hallway . The front facing Lounge with large feature dormer window, walk in cupboard offering generous storage.

There is a rear facing Dining Kitchen with "Velux" window and range of fitted wall and floor fitted units, matching work surface areas and splash back, Gas Hob and Electric oven, Laminate flooring throughout, panel ceiling.

There are two spacious double sized Bedrooms both with dormer windows and one with fitted wardrobes, Stunning views for Bedroom window.

The fitted luxury Bathroom has a "Velux" window to the rear. There is a quality three piece suite comprising: pedestal wash hand basin, wc and bath with wall mounted shower. There are fully tiled walls and floor.

Double Glazing and Gas Central Heating throughout.

Outside space includes a communal drying area.

Internal viewing of the property is highly recommended to appreciate the accommodation on offer

Lounge
13'5" x 17'3" (4.11m x 5.28m)



Kitchen
13'10" x 9'8" (4.24m x 2.97m)



Bedroom 2
9'10" x 18'4" (3.00m x 5.61)

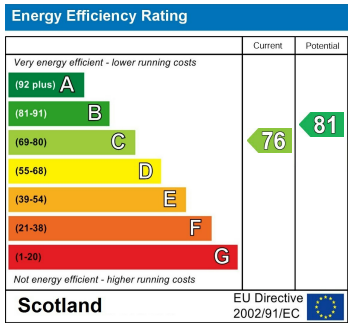


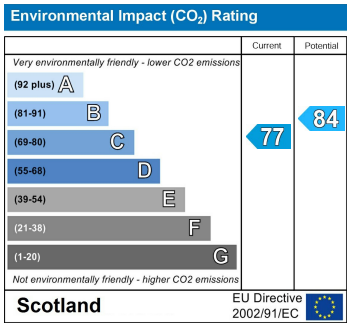
Bedroom 1
13'6" x 17'5" (4.14m x 5.33m)



Bathroom



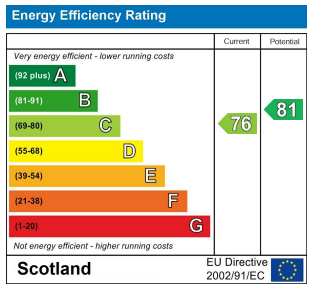


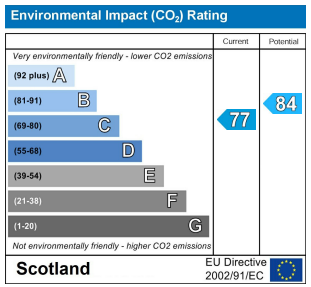


IMPORTANT NOTE TO PURCHASERS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





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