



**35, NEWTON STREET, GREENOCK, PA16
8SB**



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ESTATE AGENTS



Description

Set within an attractive and distinctive red sandstone building this airy two bedroom GROUND FLOOR FLAT benefits from period style features which add to its character. There is a communal south facing lawned garden with private section of outbuilding. The welcoming communal entrance has feature wall tiling.

Specification includes: gas central heating and mix of double glazing/secondary glazing. The building is protected by a security door entry system. The property lies convenient for the West Station with all its amenities including the railway station with frequent service to Glasgow. Offers an ideal starter home, would suit downsizers and provides a rental investment opportunity.

Accommodation comprises: Entrance Vestibule by double timber doors leads to the Reception Hallway by glass door with cupboard providing useful storage. The bright, spacious front facing bay windowed Lounge features detailed ornate cornice, ceiling rose and fireplace with inset electric fire.

There is fitted Kitchen with rear window which offers cream toned units, oak effect work surfaces and splashback tiling. There are two double sized Bedrooms. The Wet Room comprises: pedestal wash hand basin, wc and "Mira" shower. Additional benefits include: partial wet wall panelling and wet floor.

Immediate viewing is essential for this West End home in a desirable building and location. EPC = D.

Measurements

Entrance Vestibule

Hallway

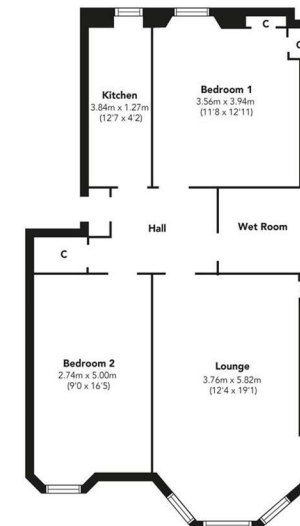
Lounge
3.76m x 5.82m (12'4 x 19'1)

Kitchen
3.84m x 1.27m (12'7 x 4'2)

Bedroom 1
3.56m x 3.94m (11'8 x 12'11)

Bedroom 2
2.74m x 5.00m (9'0 x 16'5)

Wet Room



Floorplans are indicative only - not to scale
Produced by Plusplans











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