



**FLAT 5, BALMORAL GARDENS, 46 UNION
STREET, GREENOCK, PA16 8DR**





Description

Enjoying a desirable location within a tree lined West End street this comprehensively upgraded and immaculately presented two bedroom TOP FLOOR FLAT is the only flat on this floor of the building. This home offers bright, stylish living within a rarely available development. There is a resident's parking space located to the rear of the property. The current owners have freshly decorated the interior, replaced all the windows, refitted the kitchen and upgraded the shower room.

Specification includes: double glazing and gas central heating. The building is protected by a security door entry system. Private loft access/storage. Would suit a variety of purchasers including first time buyers and equally downsizers. Conveniently positioned for local amenities and transport facilities.

The airy apartments comprise: Hallway by timber door with storage cupboard featuring a loft hatch. The bright Lounge / Dining Room features a four light box bay window formation offering space for dining table and chairs, an additional front window plus a focal point media wall.

The Kitchen is on semi open plan with the lounge. There is a front window, plus range of refitted grained style units, work surface areas and matching splashback. Appliances include: stainless steel chimney extractor hood, electric ceramic hob and oven.

There are two rear facing double Bedrooms both benefiting from fitted mirrored wardrobes. The luxury Shower Room offers a suite comprising: vanity wash hand basin set within a white high gloss unit, wc and double sized shower cubicle. Specification includes: wall tiling, chrome style heated towel rail and downlighters.

Early viewing is advised for this stunning West End home. EPC = C.

Measurements

Hallway

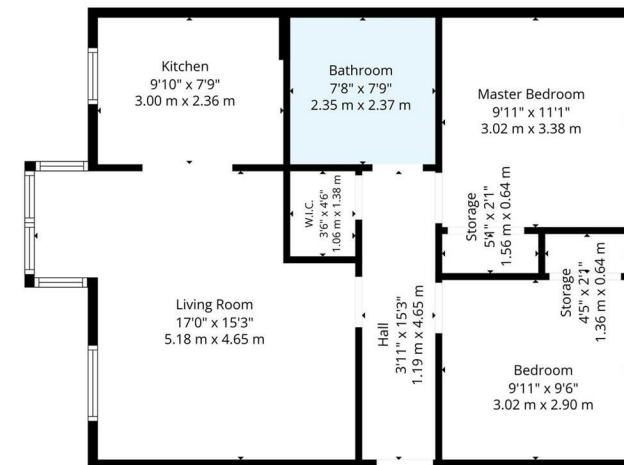
Lounge / Dining Room
5.18m x 4.65m (17'0 x 15'3)

Kitchen
3.00m x 2.36m (9'10 x 7'9)

Bedroom 1
3.02m x 3.38m (9'11 x 11'1)

Bedroom 2
3.02m x 2.90m (9'11 x 9'6)

Shower Room













The
next
step..



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