

# Flat G/1, 19 Mearns Street

GREENOCK, PA15 4PX



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Well presented 2 bedroom flat for sale with  
private cellar, sound buy-to-let investment*





McEwan Fraser Legal are delighted to introduce to the market this tastefully decorated 2-bed ground floor flat, with its own private cellar. The apartment has been well designed to maximise the natural available light to create a homely ambience.

Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality with contemporary decor. A secure entry system gives access to a well-maintained communal stairwell.

# THE LOUNGE



On entering the home into the hallway, it is immediately apparent that the current owners have looked after this home and the property is presented to the market in excellent internal condition. The hallway itself provides access to all rooms and has the additional benefit of ample storage cupboards. The immediately impressive lounge is spacious and affords ample room for a variety of furniture configurations and the large window formation floods the room with natural light.

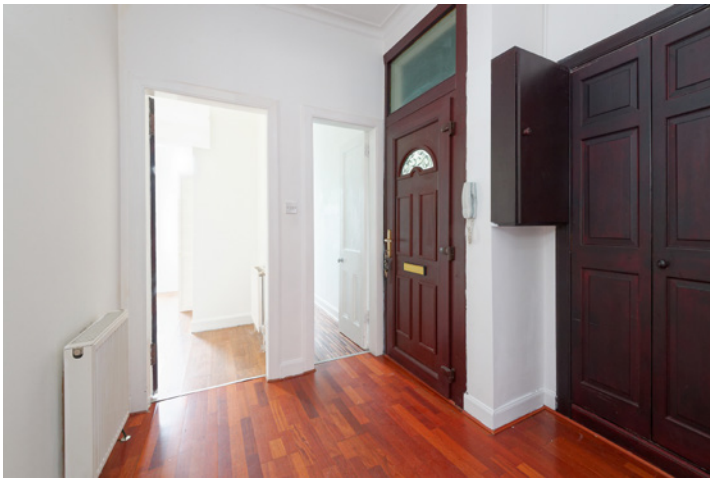
# THE KITCHEN



At the heart of this family home is the real versatility of space provided by way of the kitchen which boasts an array of floor and wall units with matching worktops providing a fashionable and efficient workspace. There is an integrated oven/hob making this the ideal kitchen for any aspiring chef. Floor space is also sufficient to afford a small dining table and chairs.







Both bedrooms are substantial in size, with bedroom one benefitting from built in wardrobes, while both rooms allow for free-standing furniture. The accommodation internally is completed with the family shower room consisting of a three-piece suite with a separate shower. The property further benefits from gas central heating with a new E-tec high efficiency and reduced electrical consumption eco-boiler installed January 2021, with wireless room thermostat, double glazing and on-street parking to the front.

## THE SHOWER ROOM



# BEDROOM 1

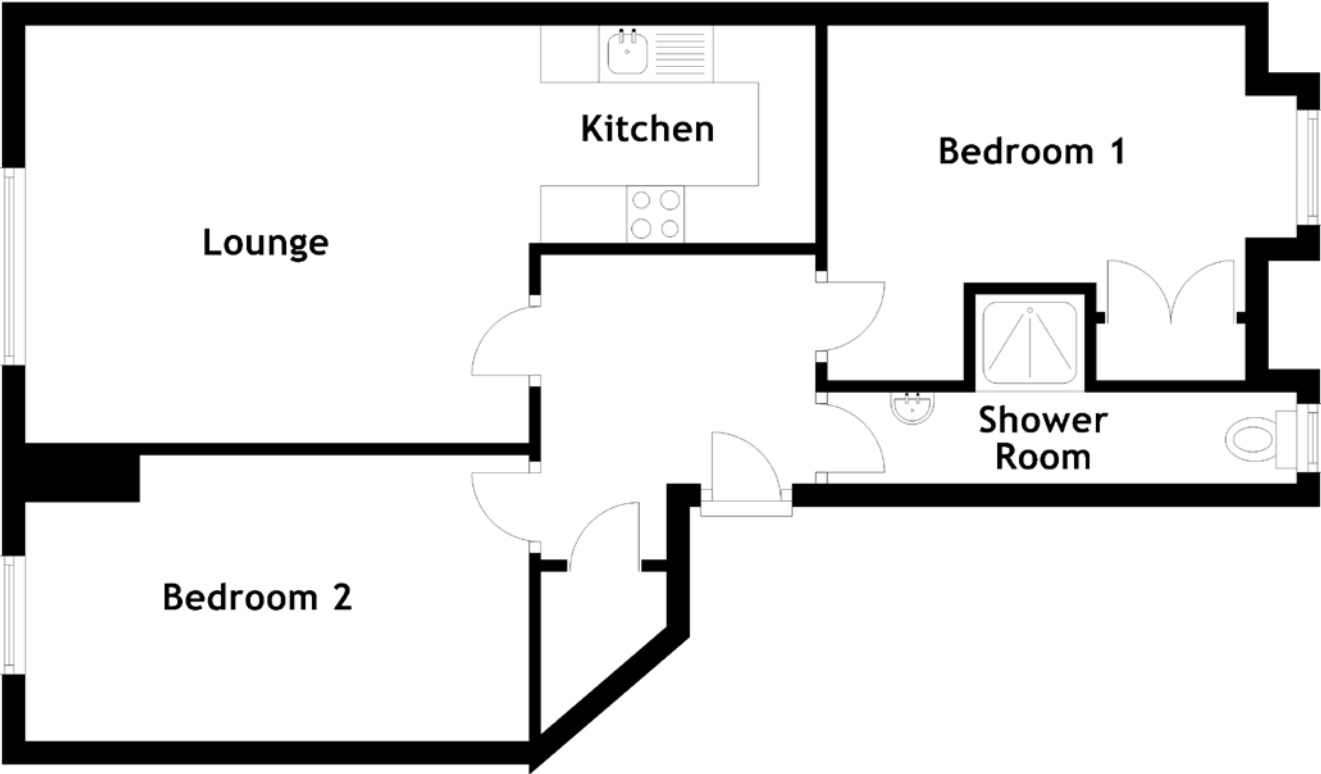




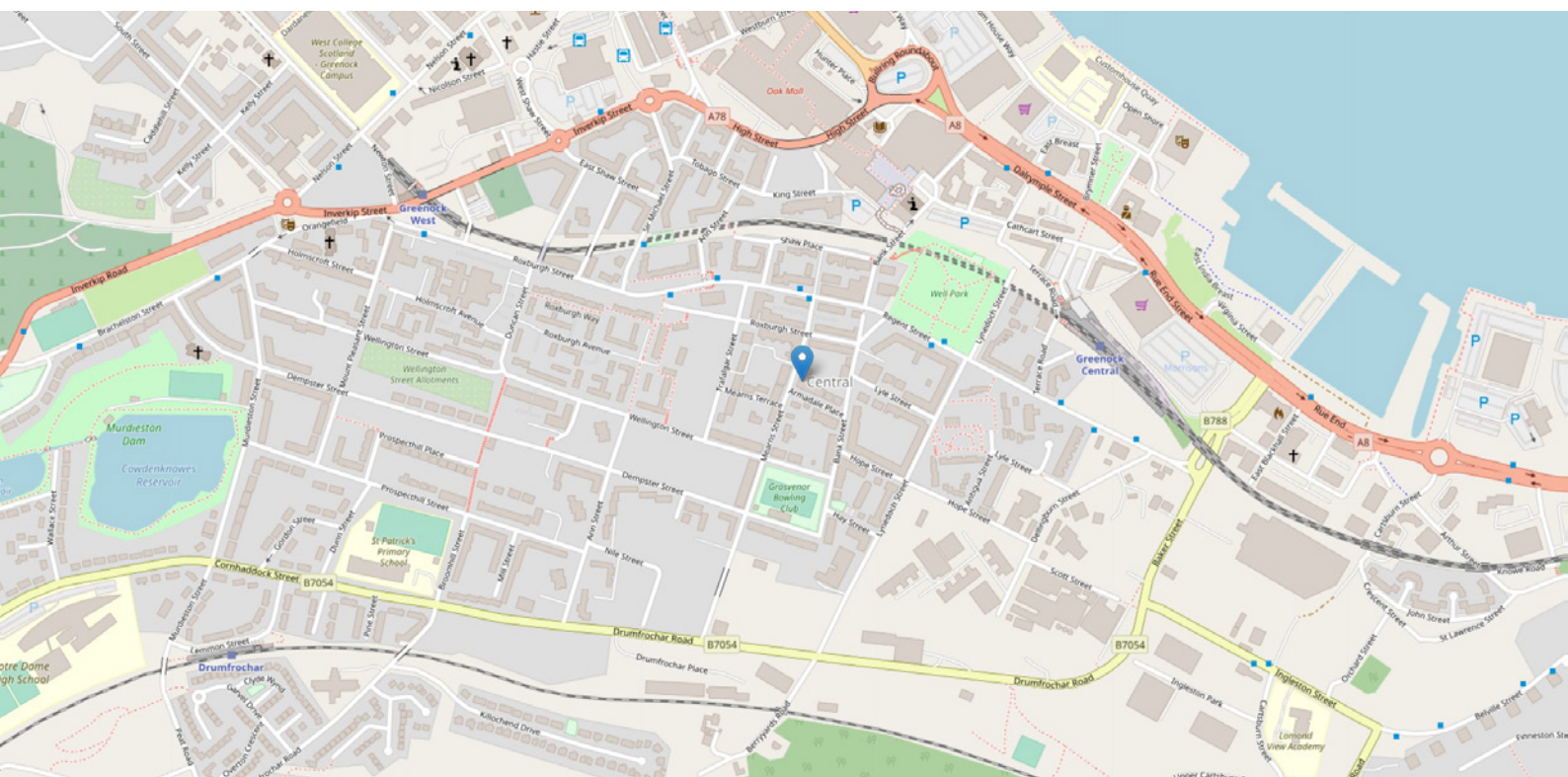
# BEDROOM 2



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Shower Room	2.25m (7'5") x 0.80m (2'7")
Lounge	4.40m (14'5") x 3.65m (12')	Gross internal floor area (m <sup>2</sup> ): 52m <sup>2</sup> EPC Rating: D  Buyer's Premium Value: £2400.00	
Kitchen	2.40m (7'10") x 1.90m (6'3")		
Bedroom 1	4.40m (14'5") x 2.50m (8'2")		
Bedroom 2	3.65m (12') x 3.10m (10'2")		





# THE LOCATION

Greenock has a fantastic range of local amenities, a number of high street stores, retail parks and superb shopping facilities within the town centre. There is primary and secondary schooling, and nursery care nearby.







Also nearby is Gourock town centre, the Royal Gourock Yacht Club, as well as the Royal West of Scotland Amateur Boat Club and Kip Marina. Within walking distance, is the local Railway Station allowing for direct travel to Glasgow City Centre, as well as other destinations. There is a regular ferry service from Gourock and Wemyss Bay, allowing for travel to Dunoon and Rothesay. Adjacent to Greenock, access is gained to the M8 motorway which allows for travel to Glasgow International Airport, city centre and all other destinations.



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