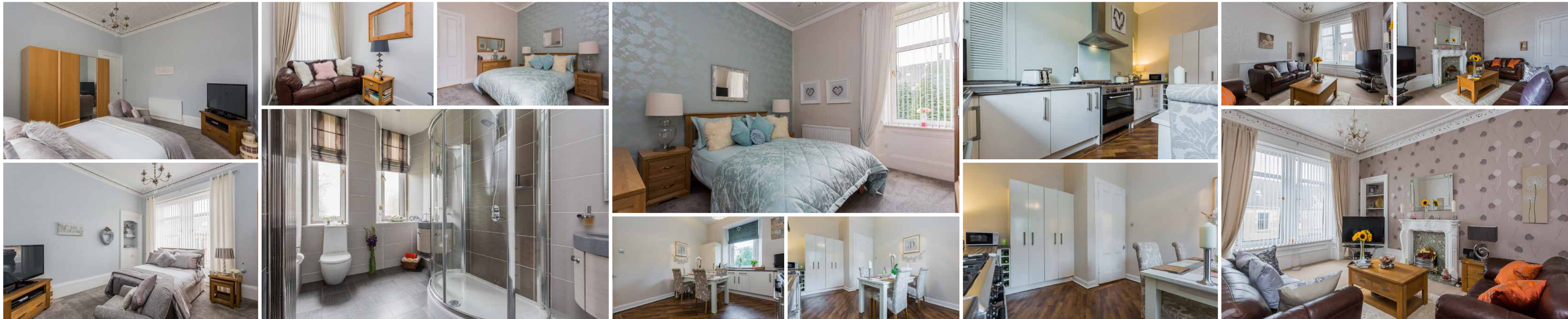





McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

29C Ardgowan Street
GREENOCK, INVERCLYDE, PA16 8EG



29C ARDGOWAN STREET

McEwan Fraser Legal are delighted to present this truly stunning three double bedroom, upper traditional flat to the market. Located in Greenock's sought after West End location of Ardgowan Street, the property sits in several prominent school catchment areas and would make a superb home

for a young family. Internally, there is spacious accommodation and the property is presented to the market in superb internal condition. The current owners have maintained and upgraded the property to an excellent standard throughout. It boasts a host of period detailing and contemporary touches

making this an absolute jewel on one of the West End's most sought after streets. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home and the property is presented to the market in superb

internal condition. The hallway itself provides access to all rooms and has the additional benefit of ample storage cupboards. The spacious lounge has many significant features, but attention must be paid to the standard of finish which really grabs your attention. At

the heart of this family home is the real versatility of space provided by way of the modern kitchen which boasts an array of stylish modern floor and wall units with matching worktops providing a fashionable and efficient workspace. There is also a host of integrated appliances, in particular, the fantastic

gas range cooker making this the ideal kitchen for any aspiring chef. Floor space is also sufficient to afford a medium dining table and chairs. The property hosts three bedrooms with the master and bedroom two affording ample room for a range of free standing furniture configurations. The accommodation

internally is completed with a wonderful family bathroom consisting of a two-piece vanity suite with his & hers bowl, double shower cubicle and is tiled floor to ceiling.

For additional warmth and comfort, the property boasts gas central heating and

double glazing throughout. The garden grounds are communal and an ideal area for a barbeque and entertaining friends and family in the summer months. A home of this quality rarely graces the market and will undoubtedly create high interest and viewing is strictly by appointment through the selling agents.

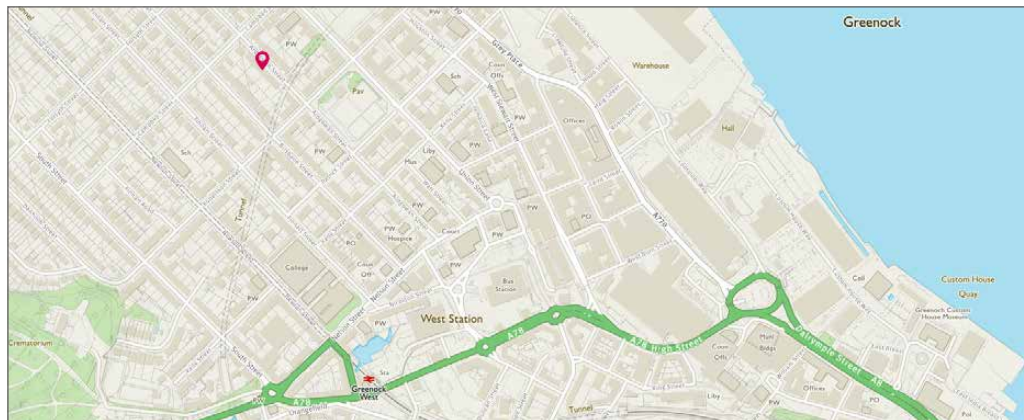


Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.90m (12'10")
Kitchen	5.00m (16'5") x 3.30m (10'10")
Bedroom 1	4.30m (14'1") x 4.00m (13'1")
Bedroom 2	3.80m (12'6") x 3.60m (11'10")
Bedroom 3	3.00m (9'10") x 2.00m (6'7")
Shower Room	3.80m (12'6") x 2.10m (6'11")

Gross internal floor area (m²): 123m²

EPC Rating: E



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