




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

Flat 1/1, 270 Inverkip Road

GREENOCK, INVERCLYDE, PA16 0XR

FLAT 11, 270 INVERKIP ROAD

GREENOCK, INVERCLYDE, PA16 0XR

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. The local Railway Station allows 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.

We are delighted to offer to the market this excellent three-bedroom, fully upgraded apartment. This lovely property has been designed to maximize the natural available light and space and has just been fully redecorated throughout including recently fitted carpets. The property is finished to a very good standard in a contemporary and neutral theme that is sure to appeal to many people.

Room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality. Given its neutral theme, this walk-in condition property offers a completely blank canvas for any new owner and it would make a great place for a young couple or small family to call home.

The accommodation consists of a welcoming hallway, which provides access to all rooms and also benefits from a useful storage cupboard. There is an impressive lounge, of generous proportions to accommodate a

variety of furniture configurations. The modern Kitchen has been beautifully re-fitted to include a good range of contemporary floor and wall mounted units finished in gloss white units, It further benefits from an electric oven and hob with ample space for a freestanding fridge freezer and washing machine.

There are three double bedrooms of generous proportions all with room for free standing furniture. All the rooms benefit from lots of natural light. The tiled family bathroom benefits from a white suite with an electric shower over the bath, ensuring there will always be lots of instant hot water for showers.

The flat also benefits from double glazing and gas central heating. Parking is on-street. Early viewing is advised for any young couple or first-time buyers looking for a very affordable place to call home, or a landlord looking for a low-cost Buy-To-Let investment where all the hard work has already been done.

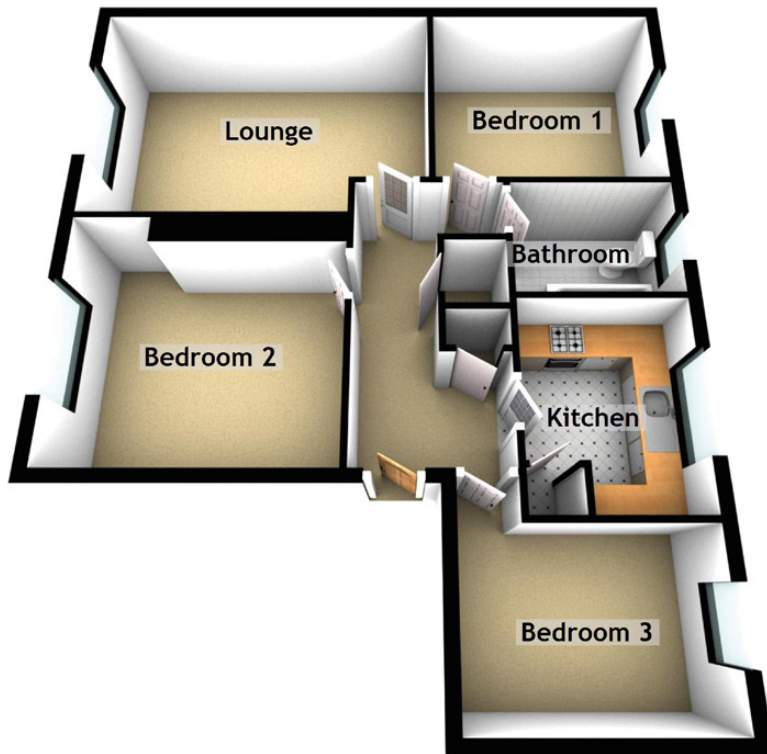


... THIS LOVELY PROPERTY HAS BEEN DESIGNED TO MAXIMIZE THE NATURAL AVAILABLE LIGHT ...



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.70m (12'2")
Kitchen	3.00m (9'10") x 2.40m (7'10")
Bedroom 1	3.50m (11'6") x 3.10m (10'2")
Bedroom 2	4.00m (13'1") x 3.70m (12'2")
Bedroom 3	3.30m (10'10") x 3.00m (9'10")
Bathroom	2.40m (7'10") x 1.80m (5'11")

Gross internal floor area (m²): 76m² | EPC Rating: C

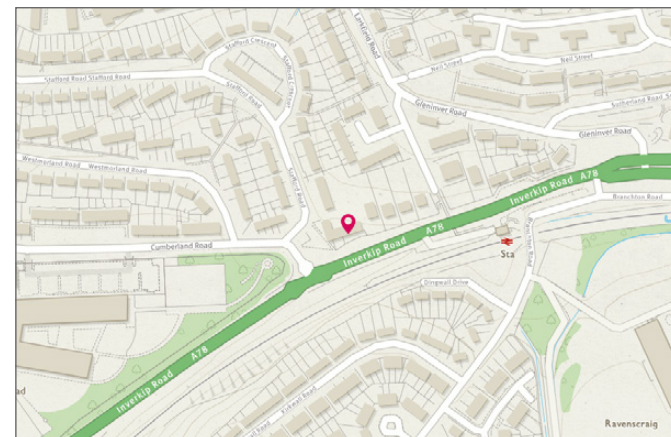


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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
KEN MEISAK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer