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GREENOCK, INVERCLYDE, PA16 8JX

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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.

Occupying a preferred top floor position within this traditional building, in the popular location of Greenock, is this two bedroom top floor flat - presented to the market in good condition throughout. The spacious apartments will no doubt appeal to the discerning buyer.

The flat has been designed to maximise the natural available light to create a modern ambience and has been

decorated throughout with a neutral theme.

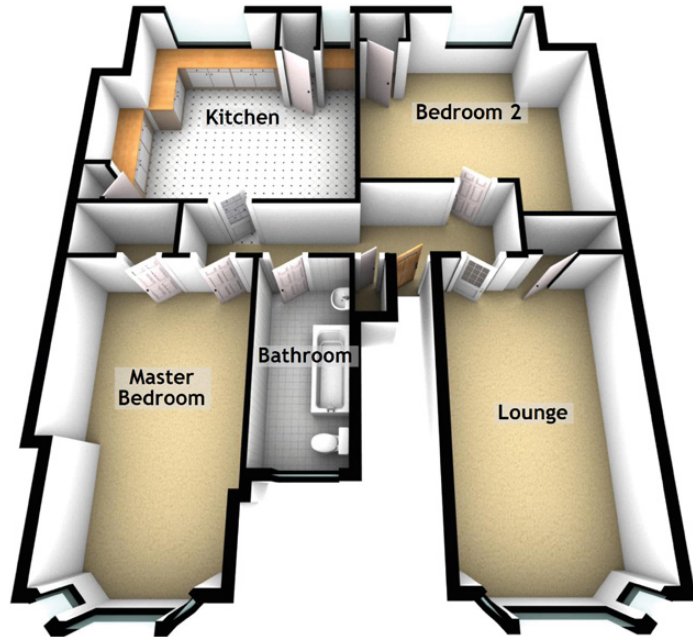
As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and a high level of individuality. On entering this property, you walk into a welcoming hallway, which provides access to all rooms. The immediately impressive lounge with feature bay window, flooding the room with natural light and providing views of the surrounding area. This is the perfect room in which to unwind after a hard day. Popular when entertaining, is the open plan kitchen/dining area which includes a good range of contemporary floor and wall mounted units with a complimentary worktop. It further benefits from space for free standing appliances. The two well-proportioned bright and airy bedrooms have a range of furniture configurations and space for additional free standing furniture, if required. A contemporary family bathroom suite completes the impressive accommodation internally.

The flat also benefits from gas central heating to radiators and double glazing.

Externally, there are communal grounds, which incorporate a drying zone. On-street parking is readily available to the front aspect.



SPECIFICATIONS



Approximate Dimensions

(Taken from the widest point)

Lounge	5.30m (17'5") x 3.60m (11'10")
Kitchen	5.10m (16'9") x 4.70m (15'5")
Master Bedroom	5.30m (17'5") x 3.60m (11'10")
Bedroom 2	4.70m (15'5") x 4.20m (13'9")
Bathroom	3.60m (11'10") x 1.30m (4'3")

Gross internal floor area (m²): 89m²

EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

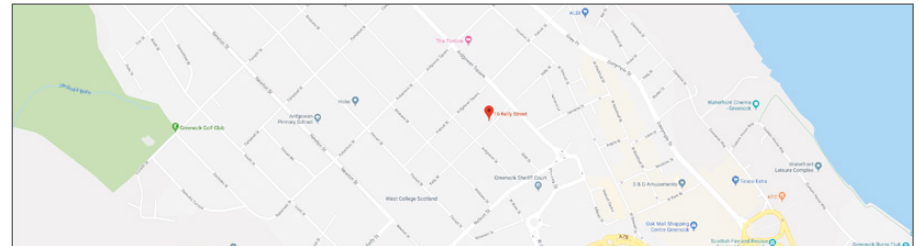


Image credit: <https://www.google.com/maps>


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