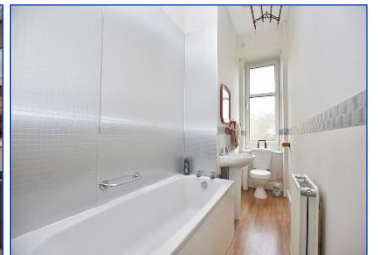




BestMove
SCOTLAND



**BLAIR &
BRYDEN**



Ideally located SECOND FLOOR FLAT offering spacious living. Hallway, lounge, kitchenette, 2 bedrooms (bedroom one - separate shower), & bathroom. GCH & DG. Secured entry and communal rear gardens.

FLAT 2/1, 37 BROUGHAM STREET, GREENOCK, PA16 8AG

OFFERS OVER: £89,000

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rightmove

s1homes.com

Zoopa.co.uk

Ideally located SECOND FLOOR FLAT offering spacious living. Gas central heating and double glazing throughout. Secured entry and communal rear gardens.

The owner advises that the building itself was refurbished in 1995.

Hallway giving access to all accommodation with the added benefit of a large storage cupboard. Family lounge offering great sized living space located to the front with bay window providing natural sunlight and featuring original cornicing. Gas fire and fire surround. To the rear of the lounge you will find the kitchenette hosting a variety of high gloss wall and base units providing ample work and storage space. Matching work surfaces and splashback. Extractor hood, gas hob and electric oven.

The property benefits from two good sized double bedrooms. Bedroom one is located to the rear overlooking the rear gardens with the added benefit of a separate walk-in shower. Modern wall tiling. Bedroom two is a generous sized double to the front. Bathroom hosting w.c, wash hand basin & bath. Partial "wet wall" finish.

The property is centrally located with Greenock's prestigious Esplanade within 2 minutes' walk. The town centre is just a short walk away. There is regular transport to Glasgow Airport and Glasgow City Centre within walking distance.

ACCOMMODATION

Hallway – 3.22m(10'6")x2.48m(8'1")approx.

Lounge – 5.71m(18'7")x4.03m(13'2")approx.

Kitchenette – 2.71m(8'9")x2.46m(8'1")approx.

Bedroom one – 4.42m(14'5")x3.94m(12'9")approx.

Shower - 1.49m(4'9")x0.96m(3'1")approx.

Bedroom two – 4.45m(14'6")x3.34m(11'0")approx.

Bathroom – 4.51m(14'8")x1.36m(4'5")approx.

The agent has Not tested any apparatus, equipment, fixture Or services And cannot verify that they are In working order Or fit For their purpose, neither has the agent checked the legal documents To verify the tenure Of the Property. The prospective purchasers are advised To obtain verification from their Solicitor Or Surveyor. The above particulars whilst carefully prepared are Not warranted And Do Not form part Of any contract Of sale. Interested parties should have their own solicitor note their interest With the selling agents In order that they may be informed If a closing Date Is Set For the receipt Of offers. The sellers Do Not bind themselves To accept the highest Or any offer.

SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Linda Swan on 01475 788246 Or Harry Gray On 01475 558420.