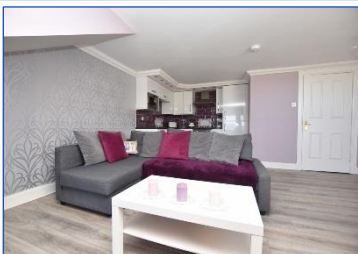
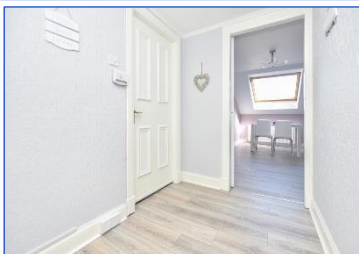
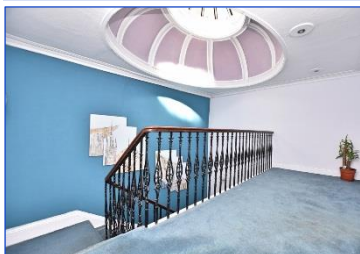




BestMove
SCOTLAND



**BLAIR &
BRYDEN**



Immaculate ATTIC FLAT presented to the market in walk in condition set within the heart of Greenock's West end. Fabulous views. GCH & DG. Hallway, open plan lounge/kitchen, 2 bedrooms & shower room.

FLAT 2/1, 38 UNION STREET, GREENOCK, PA16 8DJ

OFFERS OVER: £105,000

Branch: 4 Cathcart Square, Greenock, PA15 2BS

Tel: 01475 558420

Email: lswan@blair-bryden.co.uk

rightmove

s1homes.com

Zoopa.co.uk

Immaculate ATTIC FLAT presented to the market in walk in condition set within the heart of Greenock's West end. Fabulous views. Gas central heating and double glazing throughout.

Well-maintained communal carpeted stairwell with a traditional feel featuring stunning atrium.

Hallway giving access to all accommodation. Fabulous sized open plan lounge/kitchen which is located to the rear with fabulous views of the Firth of Clyde. Tastefully decorated with complementing flooring. Stylish kitchen hosting a variety of white high gloss wall and base units providing ample work and storage space. Tiled splashback with complementing work and floor surfaces together with feature spotlights. Integrated appliances include gas hob, electric oven, extractor, microwave, dishwasher and fridge/freezer.

The property benefits from two great sized double bedrooms. Bedroom one is to the front of the property being a great sized room with walk in closet and further storage cupboard which is plumbed for the washing machine. Bedroom two is located at the rear being a good-sized sized double bedroom with the added benefit of fitted mirrored wardrobes and views of the Firth of Clyde.

Shower room with wall tiling hosting vanity unit incorporating w.c, large shower unit and vanity basin set. Fully tiled finish and wall mounted towel rail.

Just a short walk away from the Esplanade, local shops conveniently located from which the town is readily accessible, as are well-rated primary and secondary schools. There are good local bus routes and arterial road links within the immediate Inverclyde area. The mainline railway station provides excellent services to Glasgow Central and regular ferry sailings to Dunoon.

ACCOMMODATION

Hallway - 2.54m(8'3")x1.57m(5'2")approx.

Lounge/Kitchen – 6.90m(22'6")x5.20m(17'1")approx.

Bedroom one – 4.81m(15'8")x4.23m(13'9")approx. excluding storage

Bedroom two – 4.42m(14'5")x2.90m(9'5")approx. excluding wardrobes

Shower room – 3.34m(10'9")x1.16m(3'8")approx. longest point & excluding shower

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.