



Seldom available UPPER FLAT with original features and located in one of Greenock's most prestigious areas. Private gardens to rear together with cellar. Hallway, lounge, 4 bedrooms, dining room, kitchen and shower room. GCH & DG. Early viewing advised.

**54A NEWTON STREET, GREENOCK, PA16 8SP**

**OFFERS OVER: £200,000**

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Seldom available UPPER FLAT with original features and located in one of Greenock's most prestigious areas. Private gardens to rear together with cellar. Gas central heating and double glazing throughout. Early viewing advised.

Bright stairwell to main level. Generous sized hallway giving access to all accommodation with large walk in cupboard, providing loft access via pull down ladder. Fantastic family lounge located to the front of the property featuring original cornicing and offering spacious living area with large bay window allowing natural light throughout. Alcove with storage cupboard below.

The dining room is located to the rear providing access to the kitchen and featuring alcove with storage below and further shelved cupboard. Fitted kitchen hosting a variety of wall and base units providing ample work and storage space. Wall and floor tiling. Gas hob and electric oven.

The property boasts four bedrooms. Bedroom one is a fabulous sized bedroom located to the front with two large windows and original cornicing with the added benefit of fitted mirrored wardrobes. Bedrooms two and three are both good-sized double rooms located at the rear. Bedroom four is a single room located to the front.

Modern shower room comprising w.c., wash hand basin and walk-in stylish shower unit. Modern wall and floor tiling and wall mounted chrome towel radiator.

Early viewing recommended.

Ardgowan Primary is one minute's walk from the property with secondary schools and shops conveniently located in relation to the property and from which the town is readily accessible, Supermarkets and other shopping facilities are available in Inverclyde. Greenock West Station provides regular trains to Glasgow City Centre.

#### ACCOMMODATION

Hallway - 7.79m(25'6")x1.51(4'9")approx.

Lounge – 5.52m(18'1")x4.37m(14'3")approx.

Dining room – 4.34m(14'2")x2.75m(9'0")approx.

Kitchen – 2.61m(8'6")x2.44m(8'0")approx.

Bedroom one – 3.94m(12'9")x3.89m(12'4")approx.

Bedroom two – 4.37m(14'3")x3.21m(10'5")approx.

Bedroom three – 4.36m(14'3")x2.42m(7'9")approx.

Bedroom four – 3.92m(12'9")x1.60m(5'2")approx.

Shower room – 2.66m(8'7")x1.81m(5'9")approx.

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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.