



12A, ARDGOWAN  
STREET, GREENOCK, PA16 8LE







## **Description**

This beautifully presented one bedroom GROUND FLOOR FLAT offers a stunning contemporary living space which perfectly compliments its traditional setting within a blonde sandstone property in Greenock's West End. Features include a quality dining sized Kitchen, luxury shower room and wc compartment. The immaculate interior benefits from laminate flooring, quality window blinds and a fitted wardrobe has been installed in the bedroom.

The property lies within easy walking distance of the town centre with all its amenities. Greenock West railway station with a regular service to Glasgow is located nearby. Suits a variety of buyers including: first time purchasers, downsizers and rental investors.

Specification includes: double glazing and gas central heating. There is a private cellar and shared rear drying green. The building is protected by a security door entry system.

Finished to a high standard the superb accommodation comprises: Entrance Hallway by timber door with inbuilt storage cupboard. The airy Lounge benefits from a two light front facing window formation, ornate cornicing, ceiling rose, fireplace and shelved alcove. There is a bright luxury refitted Kitchen with rear window offering: high gloss grey toned units featuring underlighting, grained style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob and electric oven. There is space for a table and chairs within this apartment.

The double sized Bedroom overlooks the rear garden and benefits from a fitted double wardrobe. There is a luxury refitted Shower Room with white high gloss vanity unit and stylish double sized shower cubicle with chrome shower. Additional features include: chrome style heated towel rail, wall tiling and downlighters. The separate WC compartment comprises: vanity wash hand basin and wc, plus wall tiling.

Immediate inspection is advised for this stunning West End home. EPC = C. This is a chain free property.

## **Measurements**

Hall

Lounge

4.27m x 3.78m (14'0 x 12'5)

Kitchen Diner

2.24m x 4.09m (7'4 x 13'5)

Bedroom 1

3.78m x 2.95m (12'5 x 9'8)

Shower Room

WC Compartment



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd









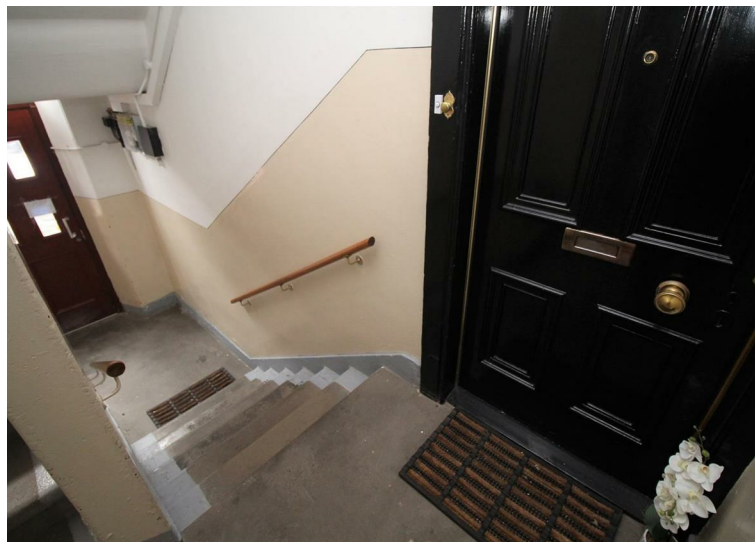
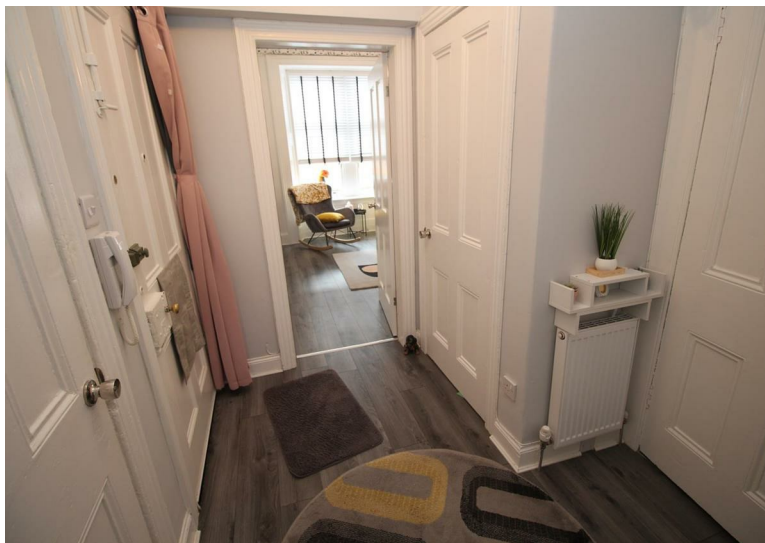












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