



**FLAT 2, 51, BROUGHAM
STREET, GREENOCK, PA16 8AJ**



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ESTATE AGENTS



Description

Offering spacious West End living this is rare opportunity to purchase a substantial, well presented four bedroom SECOND FLOOR FLAT which provides flexible family accommodation. A particular benefit is that there is a bathroom and separate shower room which is perfect for family living. The main bedroom is currently used as a games room with ample space for a pool table which is ideal for anyone interested in playing/relaxing with family and friends.

Enjoys a desirable West End location lying within walking distance of the town centre with all its amenities and is also close to the waterfront at the Esplanade. There is a generous sized south facing communal rear garden with shared shed benefiting from power and "sitooterie" ideal for summer evenings. Specification includes: double glazing with rear windows replaced in December 2021, laminate flooring and gas central heating with a new boiler in April 2022.

Apartments comprise: spacious welcoming Reception Hall with two inbuilt storage cupboards . The front facing Lounge is a bright, generous sized room with two light front window and is an ideal space for relaxing and entertaining. There is a fireplace and storage cupboard.

There is a rear facing Dining Kitchen with blue toned units and high gloss black/grey marble effect work surfaces, matching splashback, glazed display cases and breakfast bar. Appliances include: stainless steel chimney extractor hood, gas hob and electric oven.

There are four family Bedrooms. As previously mentioned the 1st bedroom is currently used as games room. There are two further double bedrooms and 4th single bedroom. The Shower Room features a three piece suite offering: vanity wash hand basin, wc and shower cubicle. The additional quality Bathroom with rear window offers: vanity wash hand basin, wc and free standing bath with mixer shower. Chrome style heated towel rail and wall tiling.

Viewing is advised for this substantial West End home. EPC = C

Measurements

Reception Hallway

Lounge

4.72m x 6.05m (15'6 x 19'10)

Dining Kitchen

3.89m x 3.45m (12'9 x 11'4)

Bedroom 1

4.67m x 4.24m (15'4 x 13'11)

Bedroom 2

3.66m x 3.58m (12'0 x 11'9)

Bedroom 3

2.69m x 3.73m (8'10 x 12'3)

Bedroom 4

2.21m x 3.12m (7'3 x 10'3)

Shower Room

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans 











Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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