



1.1, 112, FORSYTH  
STREET, GREENOCK, PA16 8RW







## **Description**

This beautifully presented two bedroom FIRST FLOOR FLAT features an internally upgraded interior over the last two years and occupies a popular West End location close to Greenock golf course. A particular benefit is the garage situated across the road. There is a just one flat per landing in the property. Highly impressive front views extend over Greenock to the River Clyde spanning from Helensburgh to the Erskine Bridge.

Specification includes: double glazing which was installed around four years ago and gas central heating. The building is protected by a security door entry system. There are communal gardens which extend to the front and side of the building. A private cellar provides useful storage. Ideally suits a variety of buyers including first time buyers, rental investors and downsizers.

Immaculately presented apartments comprise: Entrance Hallway by UPVC double glazed door with bank of fitted cupboards and separate Utility Store with washing machine and tumble dryer included. The generous sized Lounge has a front facing window enjoying excellent views over Greenock and space for a dining table/chairs within the room.

There is a quality refitted Kitchen with high gloss units, solid beech work surfaces and splashback tiling. Appliances include: extractor hood, electric induction hob, oven, dishwasher, wine fridge and integrated fridge/freezer.

There are two double sized Bedrooms which both benefit from fitted wardrobes providing generous storage. The quality Bathroom features a rear window, plus three piece suite comprising: pedestal wash hand basin, wc and bath with chrome style shower. Additional benefits include: wall/floor tiling and decorative panelled ceiling.

Immediate viewing is recommended. EPC = C

## **Measurements**

Hallway

Lounge

4.75m x 4.67m (15'7 x 15'4)

Kitchen

2.41m x 3.18m (7'11 x 10'5)

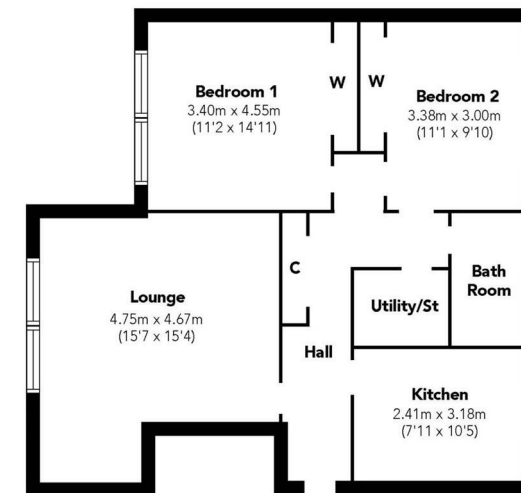
Bedroom 1

3.40m x 4.55m (11'2 x 14'11)

Bedroom 2

3.38m x 3.00m (11'1 x 9'10)

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.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

The  
next  
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

#### House to sell or rent?

Call 01475 888400 to book your free market appraisal.

#### Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.  
[www.neillclerkmurray.co.uk](http://www.neillclerkmurray.co.uk)

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street  
Greenock  
Renfrewshire  
PA15 1UY**

**t: 01475 888400**

**e: [sales@neillclerk.co.uk](mailto:sales@neillclerk.co.uk)**

**w: [www.neillclerk.co.uk](http://www.neillclerk.co.uk)**



Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)