



87, HOLMSCROFT  
STREET, GREENOCK, PA15 4DF



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## *Description*

This generous sized two bedroom GROUND FLOOR FLAT requires a degree of upgrading and redecoration which is reflected in the asking price. In recent years the shower room has been refitted with a quality three piece suite. The flat offers a flexible layout depending on the requirements of the purchaser and the current layout could be redesigned to create a one bedroom flat with dining kitchen, subject to requisite permissions being granted. Provides an affordable first time purchase or rental investment opportunity within a popular residential area. Lies close to the West Station with all its amenities and railway station offering regular service to Glasgow.

Specification includes: double glazing, gas central heating and laminate flooring. There is a south facing communal rear drying green.

Apartments comprise: Reception Hallway by UPVC double glazed door with single glazed panel above and cupboard storage. The front facing Lounge with two light window, ornate cornicing and ceiling rose, shelved alcove and fireplace with tiled hearth. The basic Kitchen features light oak style units, granite effect work surfaces and splashback tiling.

The double sized 1st Bedroom has an inbuilt storage cupboard. An Inner Hallway leads to the 2nd double Bedroom with mirrored wardrobe. The refitted Shower Room benefits from a rear window, plus quality three piece suite offering: vanity wash hand basin set within white high gloss unit, wc and double sized shower cubicle with chrome style shower. Additional features include: wet wall panelling and decorative panelled ceiling.

Early viewing is highly recommended. EPC = C.

## *Measurements*

Hallway

Lounge

3.81m x 4.55m (12'6 x 14'11)

Kitchen

2.26m x 1.85m (7'5 x 6'1)

Bedroom 1

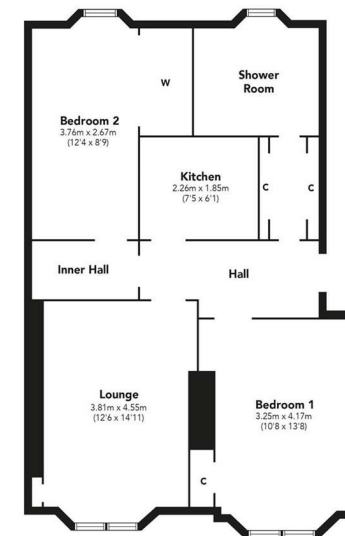
3.25m x 4.17m (10'8 x 13'8)

Inner Hall

Bedroom 2

3.76m x 2.67m (12'4 x 8'9)

Shower Room



Floorplans are indicative only - not to scale  
Produced by Plusplans



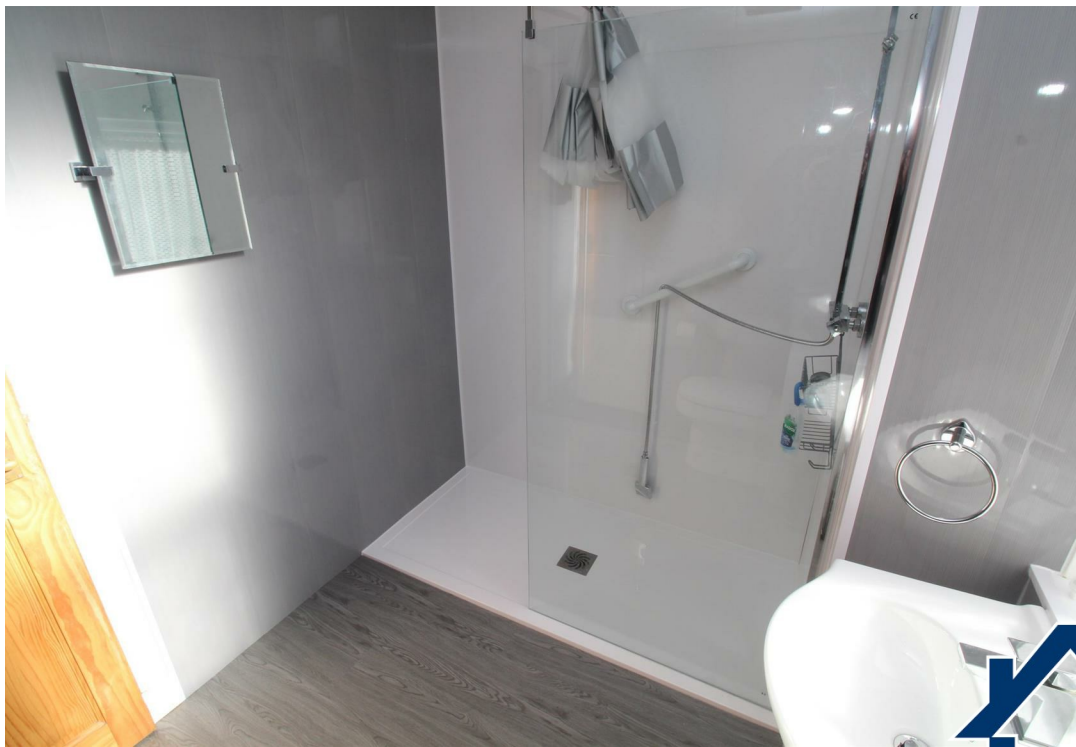














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