



**17N, ROXBURGH
STREET, GREENOCK, PA15 4NR**



 **neillclerk**
ESTATE AGENTS



Description

This is rare opportunity to purchase a spacious, well presented three bedroom TOP FLOOR FLAT which we understand is the largest style available within the development which also benefits from a feature bay windowed lounge with additional porthole windows. There are views over Greenock towards the Victoria Tower and River Clyde. Lies within a modern development in a popular residential area.

There is a shared resident's parking to the rear of the building. Specification includes: double glazing and gas central heating. The building is protected by a security door entry system. The communal entrance stair leads in turn to a 2nd hallway which is shared with one neighbouring flat. The property lies convenient for the Town Centre and all its amenities, plus Greenock Central railway station is within walk distance providing a frequent service to Glasgow.

Impressive accommodation comprises: Entrance Hallway by timber door with inbuilt cupboard. There is Plumbed Cloakroom with two piece suite comprising: pedestal wash hand basin and wc. The bright and spacious Lounge is a perfect space for relaxing and entertaining with family/friends. The generous sized Dining Kitchen features co-ordinating white and light blue units, black/grey high gloss marble effect work surfaces and matching splashback. Appliances include: extractor hood, gas hob and electric oven. The other white goods are open to separate negotiation. There is space for a dining table and chairs within this room.

There are two double sized Bedrooms both with fitted mirrored wardrobes and 3rd single Bedroom. A further benefit is the Boxroom/Home Office which is ideal for home working. The Bathroom offers a three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and bath with chrome style shower. Additional features include: wall/floor tiling and chrome style heated towel rail.

Viewing is highly recommended for this seldom available style of home. EPC = C.

Measurements

Hallway

Plumbed Cloakroom

Lounge

4.83m x 3.81m (15'10 x 12'6)

Dining Kitchen

5.56m x 2.62m (18'3 x 8'7)

Bedroom 1

3.68m x 2.79m (12'1 x 9'2)

Bedroom 2

3.68m x 2.79m (12'1 x 9'2)

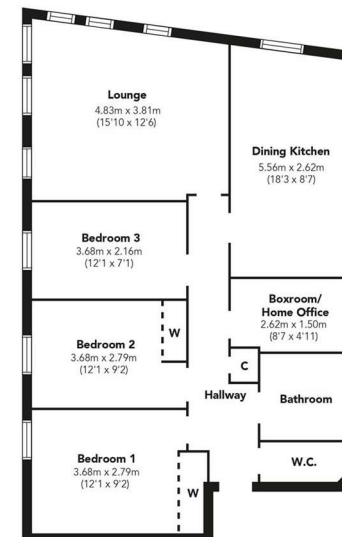
Bedroom 3

3.68m x 2.16m (12'1 x 7'1)

Boxroom / Home Office

2.62m x 1.50m (8'7 x 4'11)

Bathroom



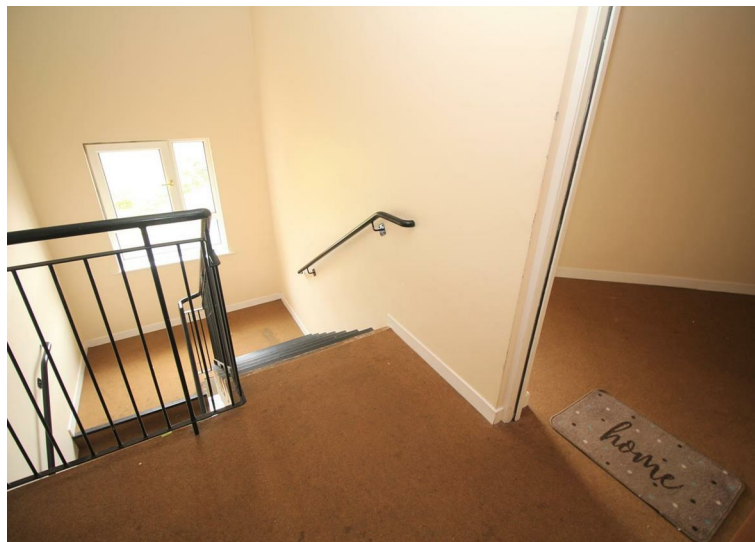
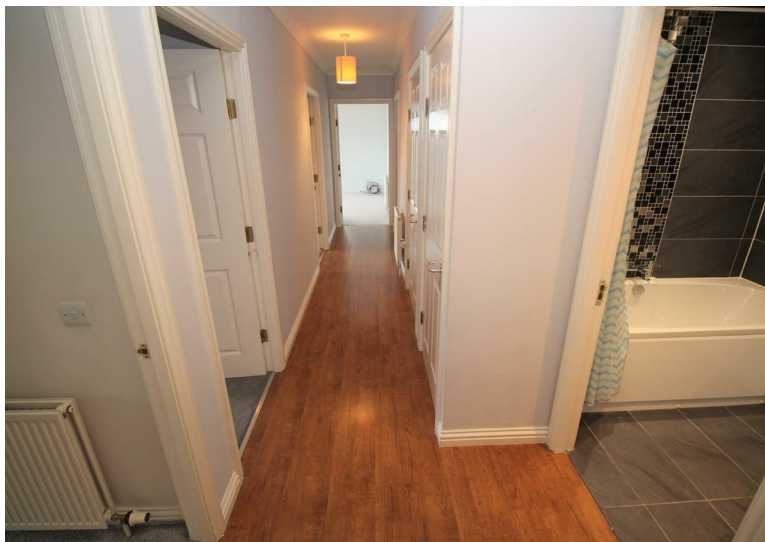
Floorplans are indicative only - not to scale
Produced by Plushplans 











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