



**FLAT 1, 3, SHAW
PLACE, GREENOCK, PA15 4LT**





Description

Set within a popular centrally positioned cul de sac this generous sized three bedroom MAIN DOOR FLAT is immaculately presented and offers stylish contemporary living within a traditional "B" listed building. This excellent family home features two additional private basement rooms accessed by an internal staircase within the flat. Further private cellar and shared rear corridor which leads to the well maintained enclosed communal south facing rear garden with lawned and pebbled areas.

Lies close to town centre and all its amenities including Greenock Central railway station with a frequent service to Glasgow which is ideal for commuters. Specification includes: double glazing and gas central heating. There are impressive views to Victoria Tower.

The beautifully presented apartments comprise: Entrance Vestibule by double timber door with single glazed panel above. There is a welcoming Reception Hallway with "Karndean" floor featuring sunburst design and ornate arch. The generous sized Lounge has feature ornate arch recess plus ornate fireplace with marble inset and hearth.

There is a luxury refitted Breakfasting Kitchen with grey toned units, concrete style work surfaces and splashback. Appliances include: stainless steel chimney extractor hood, electric ceramic hob and two ovens by "Siemens", integrated fridge/freezer and dishwasher.

There are two double Bedrooms and 3rd single Bedroom. The 1st bedroom is a particularly generous sized apartment with two inbuilt cupboards providing generous storage. There is a luxury refitted Shower Room with pedestal wash hand basin, wc and double sized shower area with glazed screen and chrome style shower. There is a chrome style heated towel rail, mix of quality wall tiling and wet wall panelling, plus decorative panelled ceiling.

A spiral staircase from the Hallway leads to the two heated basement apartments. There is a spacious Utility Room and separate room currently used as a gym.

Must view. EPC = C.

Measurements

Entrance Vestibule

Reception Hallway

Lounge

4.47m x 6.65m (14'8" x 21'10")

Breakfasting Kitchen

3.05m x 3.94m (10'0" x 12'11")

Bedroom 1

4.45 x 5.26 (14'7" x 17'3")

Bedroom 2

3.20m x 3.94m (10'6" x 12'11")

Bedroom 3

2.79m x 2.31m (9'2" x 7'7")

Shower Room

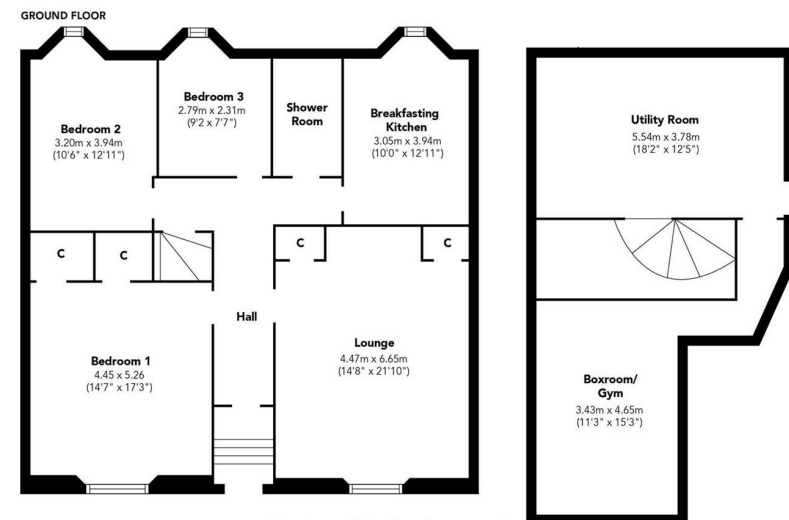
Staircase to Basement

Utility Room

5.54m x 3.78m (18'2" x 12'5")

Boxroom / Gym

3.43m x 4.65m (11'3" x 15'3")



Floorplans are indicative only - not to scale
Produced by Plushplans











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

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

w: www.neillclerk.co.uk



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.

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)