



2/1, 23, UNION
STREET, GREENOCK, PA16 8DD



 neillclerk
ESTATE AGENTS



Description

This bright and spacious two bedroom TOP FLOOR FLAT enjoys a highly desirable West End location close to tree lined Ardgowan Square. A degree of modernisation and upgrading is required which is reflected in the asking price. Front views extend towards the River Clyde, Helensburgh and the hills beyond. There is potential to reconfigure the current layout to create a 3rd bedroom, subject to requisite permissions being granted.

Specification includes: electric storage heating. There is a south facing enclosed communal rear garden. The character filled entrance close features period style tiling and a detailed ornate banister.

Generous sized accommodation comprises: Entrance Vestibule which is reached by timber door with a further glazed door leading to the Hallway with inbuilt cupboard. The airy front facing Lounge features a three light bay window and a tiled fireplace. There is a Dining Kitchen which overlooks the rear garden featuring three storage cupboards and recess providing space for some of the white goods.

There are two double sized Bedrooms. The front facing 1st bedroom features a walk in wardrobe. There is a Bathroom with rear window plus three piece suite comprising: pedestal wash hand basin, wc, and bath.

Immediate inspection is advised for this spacious West End home. EPC = E.

Measurements

Entrance Vestibule

Hallway

Lounge

4.06m x 6.25m (13'4 x 20'6)

Dining Kitchen

3.68m x 5.08m (12'1 x 16'8)

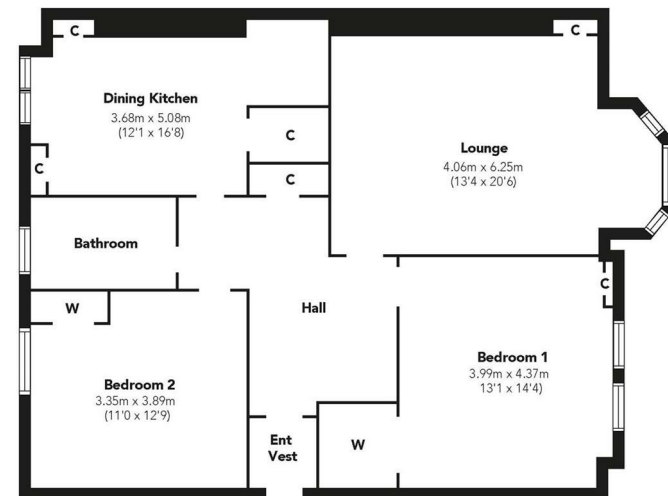
Bedroom 1

3.99m x 4.37m (13'1 x 14'4)

Bedroom 2

3.35m x 3.89m (11'0 x 12'9)

Bathroom



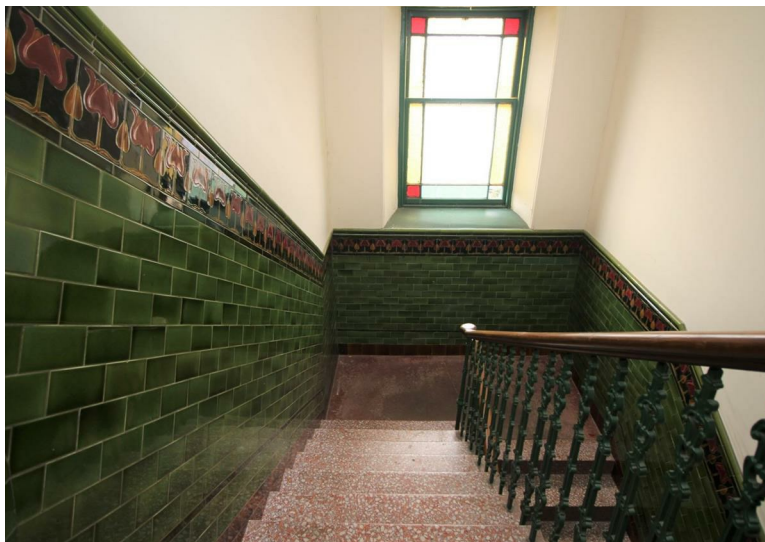
Floorplans are indicative only - not to scale
Produced by Plushplans 











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

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



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)