



2.2, 17, NEWTON  
STREET, GREENOCK, PA16 8SA



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ESTATE AGENTS





## Description

\*Closing date on Wednesday 1st November at 11am\*

This well presented larger style two bedroom SECOND FLOOR FLAT has been freshly decorated and is set within a refurbished West End property. Particular features include a dining room and also master bedroom with ensuite shower room. Lies near the West Station offering a regular train service to Glasgow which is ideal for commuters plus is convenient for local amenities and shops. This flat would be ideal for a variety of buyers including first time purchasers and rental investors.

There is a communal rear drying green. The building is protected by a security door entry system. Specification includes: double glazing, gas central heating with new boiler installed in January 2023 and laminate flooring. There is a well presented communal entrance stair which has been repainted in recent years.

The bright accommodation comprises: generous sized Entrance Hallway by timber door with inbuilt cupboard. There is an airy front facing spacious Lounge which has a two light window and alcove. The Dining Room enjoys a south facing aspect and gives access to the fitted Kitchen which benefits from oak style units, marble effect work surfaces and splashback tiling. Appliances include: extractor hood, gas hob, electric oven and washing machine.

There are two double sized Bedrooms. The Master Bedroom offers a bank of fitted wardrobes and Ensuite Shower Room with two piece suite comprising: wash hand basin and shower cubicle with "Mira" shower. The Bathroom with rear window feature a three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and bath with shower. Additional benefits include: partial wall tiling and shower screen.

Early viewing is recommended for this centrally located two bedroom West End home. EPC = C



## Measurements

Hallway

Lounge

4.29m x 5.05m (14'1 x 16'7)

Dining Room

3.96m x 3.94m (13'0 x 12'11)

Kitchen

2.39m x 3.02m (7'10 x 9'11)

Master Bedroom

3.63m x 4.72m (11'11 x 15'6)

Ensuite Shower Room

Bedroom 2

3.05m x 4.29m (10'0 x 14'1)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans









**Agents Notes:**

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