



**3/2, 17L, ARDGOWAN
STREET, GREENOCK, PA16 8LG**



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ESTATE AGENTS





Description

This two bedroom unfurnished TOP FLOOR FLAT is situated within a highly desirable central West End location with open views across Ardgowan Square from the lounge which continue over the West End towards the hills and the River Clyde.

The building is protected by a security door entry system. Specification includes: double glazing, gas central heating and shared rear drying green. Conveniently located for the town centre and Greenock West Railway Station with a frequent service to Glasgow.

Accommodation comprises: Entrance Vestibule by double timber doors which leads to the Hallway. There is an airy spacious Lounge with feature five light bay window commanding enviable views, plus additional window formation. There is a quality refitted Kitchen with side window and high gloss plum style units, granite effect high gloss work surfaces and matching splashback. Appliances include: stainless steel extractor hood, gas hob and electric oven.

There are two double sized Bedrooms. The 1st bedroom benefits from a walk in wardrobe. Bedroom 2 has an inbuilt cupboard offering loft access. There is a quality refitted Bathroom with side window, plus three piece suite offering: pedestal wash hand basin, wc and bath with chrome style "Mira" shower. Additional features include: shower screen and partial wall tiling.

Applications are subject to financial criteria checks. LLR: 477680/280/04051. LARN: 1901039. C/Tax: B. EPC: E



Measurements

Entrance Vestibule

Hallway

Lounge
5.82m x 5.77m (19'1 x 18'11)

Kitchen
2.01m x 2.77m (6'7 x 9'1)

Bedroom 1
3.53m x 4.95m (11'7 x 16'3)

Bedroom 2
3.78m x 4.93m (12'5 x 16'2)

Bathroom









The
next
step..



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