



12A, NEWARK
STREET, GREENOCK, PA16 7UH



 **neillclerk**
ESTATE AGENTS



Description

Situated within a desirable West End location set back from Newark Street within extensive communal grounds this is a rare opportunity to purchase a one bedroom GROUND FLOOR FLAT which forms part of a distinctive converted sandstone "B" listed Victorian villa. Following the conversion a number of years ago four flats were created in the building. The extensive grounds are communal with resident's parking available plus there is a private garage. Specification includes: gas central heating. There is period style detailing featuring ornate cornicing and ceiling rose. A recently upgraded communal reception hallway leads to the private entrance door to the flat.

Apartments comprise: Entrance Hallway by timber door with inbuilt cupboard. The Lounge is a particularly spacious apartment with south facing three light bay window overlooking the garden. There is a Kitchen with side window which offers white fitted units, black/grey marble style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, electric hob and oven.

The generous sized Bedroom benefits from a three light bay window and fitted mirrored wardrobes. There is a quality refitted Shower Room with three piece comprising: vanity wash hand basin set within a white high gloss unit, wc and double sized shower cubicle with "Triton" shower. There is a partial wet wall panelling.

Viewing is recommended for this home set within a seldom available West End traditional villa. EPC = D.

Measurements

Hall

Lounge

7.52m x 4.98m (24'8 x 16'4)

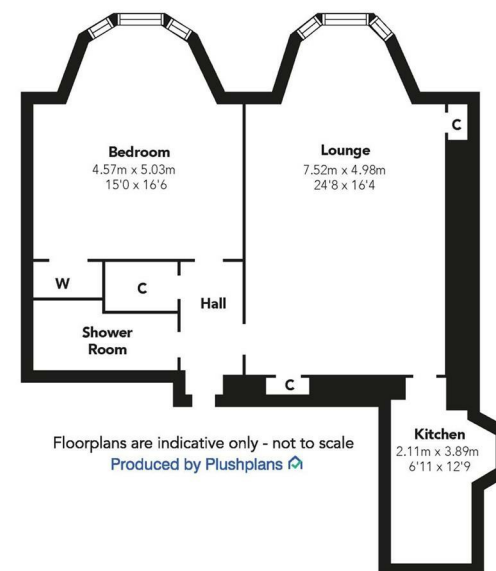
Kitchen

2.11m x 3.89m (6'11 x 12'9)

Bedroom

4.57m x 5.03m (15'0 x 16'6)

Shower Room













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)