



12C, ROXBURGH  
AVENUE, GREENOCK, PA15 4LP



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## **Description**

This two bedroom FIRST FLOOR FLAT is set within a popular residential area lying convenient for local amenities and public transport facilities. Specification includes: double glazing and gas central heating. The building is protected by a security door entry system. There is a shared drying area. Offers an ideal rental investment opportunity.

The flat has been successfully leased by the current owners in recent years and we are advised has been tested to comply with the latest residential rental legislation, including the installation of smoke alarms and heat detector.

Apartments comprise: Hallway with laminate floor. There is a front facing bright Lounge which is on open plan with the fitted Kitchen featuring a range of white high gloss units and high gloss marble style work surfaces. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, washing machine and fridge freezer.

There are two Bedrooms. The 1st bedroom benefits from a storage cupboard. The Bathroom features a three piece suite comprising: pedestal wash hand basin, wc and bath with mixer shower. There is a chrome style heated towel rail and partial wet wall panelling.

Viewing is highly recommended. EPC = C.

## **Measurements**

Hall

Lounge

3.23m x 5.16m (10'7 x 16'11)

Kitchen

2.36m x 2.72m (7'9 x 8'11)

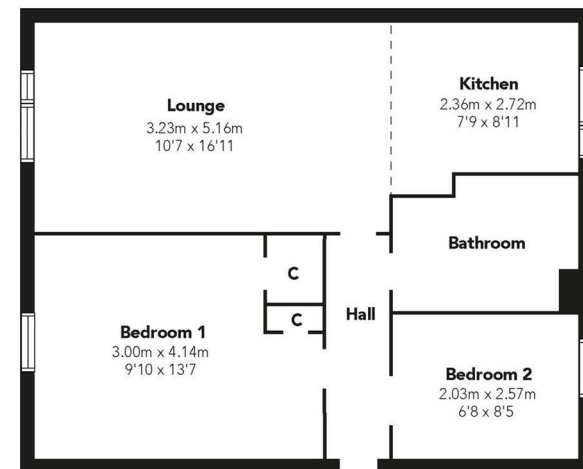
Bedroom 1

3.00m x 4.14m (9'10 x 13'7)

Bedroom 2

2.03m x 2.57m (6'8 x 8'5)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 

















The  
next  
step..



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