



2/1 (E), 48, BRISBANE
STREET, GREENOCK, PA16 8NP







Description

This is a rare opportunity to purchase a six bedroom TOP FLOOR AND ATTIC DUPLEX FLAT offering spacious accommodation set over two levels which offers an excellent family home. The character filled interior features period style detailing including ornate cornicing, ceiling roses and internal doors. Features include: double glazing, gas central heating and the building is protected by a security door entry system.

There is a shared rear drying green. Private cellar store. Conveniently positioned for local amenities including Greenock West railway station with frequent service to Glasgow.

Superb accommodation comprises: Entrance Vestibule by timber door with single glazed panel above leads by further single glazed door to the welcoming Reception Hallway inbuilt cupboard plus a Cloakroom with rear window. The generous sized bay windowed Lounge features a period style ornate timber fireplace with tiled surround, shelved alcove and inbuilt storage cupboard. There is a Dining Kitchen with beech style units, solid beech work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob and electric oven. There is a pantry store and further recess providing further storage.

There are two double sized Bedrooms on the entrance level. The quality refitted Bathroom has a three piece suite comprising: semi pedestal wash hand basin, wc and free standing bath. There is a chrome style heated towel rail and feature exposed brick wall.

Stairs lead to the Upper Landing with single glazed skylight. There are four further double sized Bedrooms on this floor. There are views towards the River Clyde from the rear facing rooms plus south facing views over the West End from the front facing rooms. The Shower Room with "Velux" window offers a three piece suite comprising: pedestal wash hand basin, wc and shower cubicle plus partial wall tiling.

Viewing is highly recommended for this seldom available size of home. EPC = C.



Measurements

Entrance Vestibule & Hallway

Lounge
4.34m x 5.99m (14'3 x 19'8)

Dining Kitchen
3.99m x 3.58m (13'1 x 11'9)

Bedroom 1
4.04m x 4.65m (13'3 x 15'3)

Bedroom 2
3.40m x 4.34m (11'2 x 14'3)

Bathroom

Cloakroom
0.99m x 4.60m (3'3 x 15'1)

Upper Landing

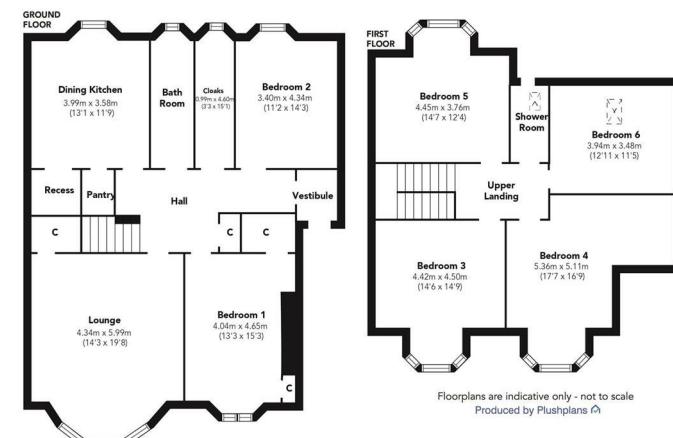
Bedroom 3
4.42m x 4.50m (14'6 x 14'9)

Bedroom 4
5.36m x 5.11m (17'7 x 16'9)

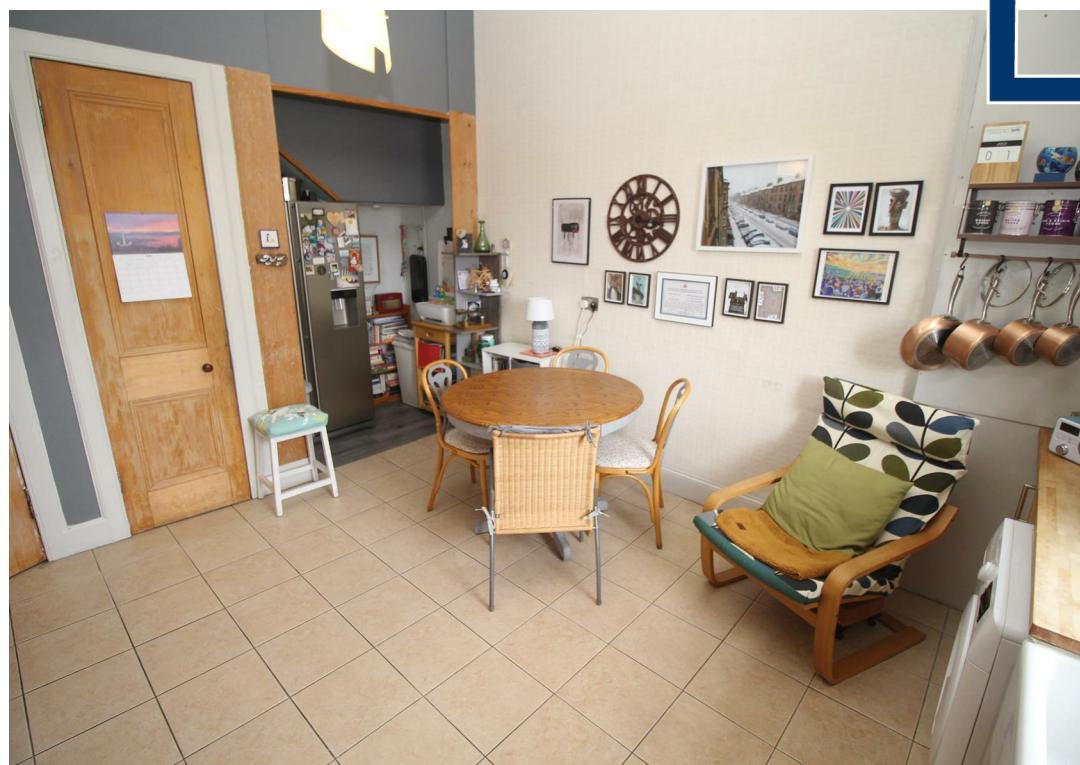
Bedroom 5
4.45m x 3.76m (14'7 x 12'4)

Bedroom 6
3.94m x 3.48m (12'11 x 11'5)

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.

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