



2/2, 34, BROUGHAM
STREET, GREENOCK, PA16 8AH





Description

This bright and spacious one bedroom, two public room traditional SECOND FLOOR FLAT occupies a sought after West End location close to the waterfront at the Esplanade. Located within walking distance of the town centre with all its amenities, plus transport facilities are nearby. Would ideally suit a variety of buyers including first time purchasers and rental investors. The current layout could be reconfigured to form a two bedroom flat, subject to requisite permissions being granted.

Specification includes: double glazing and partial electric heating. There is a communal rear drying green, plus cellarage. The attractive communal entrance close features period style wall tiling and ornate banister.

Accommodation comprises: Entrance Vestibule by double timber door with single glazed panel above. The Hallway is reached by a glazed door and has two inbuilt cupboards providing useful storage. The front facing three light bay windowed Lounge is an airy, spacious room with feature ornate panelled ceiling, tiled fireplace with gas fire plus a walk in recessed area which could be a home office.

There is a rear facing Dining Room with partial views towards the River Clyde beyond surrounding properties and trees plus tiled fireplace and gas fire. A basic Kitchenette with sink has a rear facing window and tiled walls.

The double Bedroom is a bright front facing apartment with ornate fireplace and inbuilt cupboard. The Bathroom comprises a wash hand basin and bath with mixer shower. A door leads from the bathroom to WC Compartment with rear facing window.

Viewing is highly recommended. EPC = E

Measurements

Entrance Vestibule

Hallway

Lounge

4.04m x 5.64m (13'3 x 18'6)

Dining Room

5.11m x 3.43m (16'9 x 11'3)

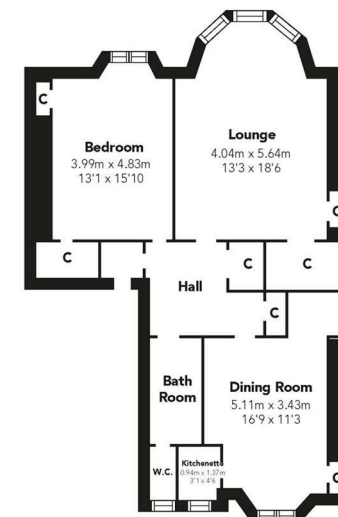
Kitchenette

0.94m x 1.37m (3'1 x 4'6)

Bedroom

3.99m x 4.83m (13'1 x 15'10)

Bathroom



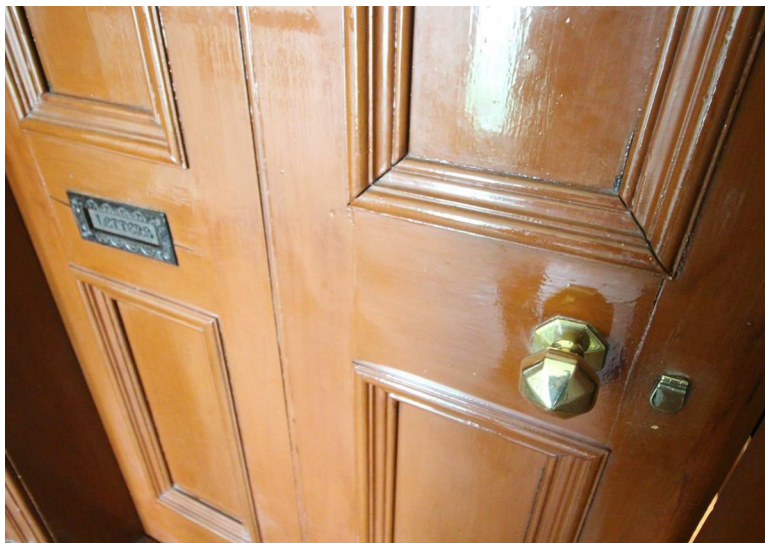
Floorplans are indicative only - not to scale
Produced by Plushplans 











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