



9, ROXBURGH  
STREET, GREENOCK, PA15 4PU



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## **Description**

Competitively priced below Home Report value £93,000. Enjoying a central location this generous sized two bedroom MAIN DOOR FLAT set within a blonde sandstone fronted building is conveniently positioned for the Town Centre with all its amenities. Greenock Central railway station with regular service to Glasgow is nearby. There is a private front and additional private rear door leading to the communal drying green. A degree of upgrading is required which is reflected in the asking price.

Specification includes: double glazing and gas central heating. Shared rear drying green.

Apartments comprise: Entrance Vestibule by double UPVC door with double glazed panel above. The Hallway is reached by a stained glass door and features an archway plus two inbuilt cupboards. The generous sized front facing Lounge offers an ornate fireplace with gas fire. The Kitchen with rear windows has a range of units, work surfaces and splashback tiling. A Rear Vestibule provides access to the communal garden.

There are two double sized Bedrooms. The rear facing Bathroom features a four piece suite comprising: vanity wash hand basin, wc and bath with mixer shower and shower cubicle with chrome style shower. There is partial wall tiling and a tiled floor.

Viewing is recommended. EPC = D

## **Measurements**

Entrance Vestibule

Hallway

Lounge

4.57m x 5.08m (15'0 x 16'8)

Kitchen

4.55m x 3.45m (14'11 x 11'4)

Rear Vestibule

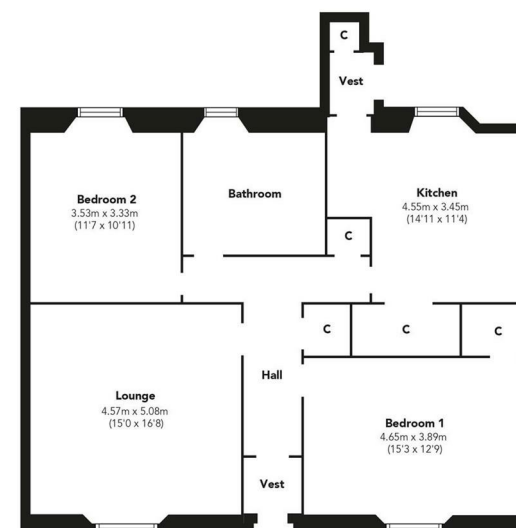
Bedroom 1

4.65m x 3.89m (15'3 x 12'9)

Bedroom 2

3.53m x 3.33m (11'7 x 10'11)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 

















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