



9, ROXBURGH  
STREET, GREENOCK, PA15 4PU



 neillclerk  
ESTATE AGENTS





## 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

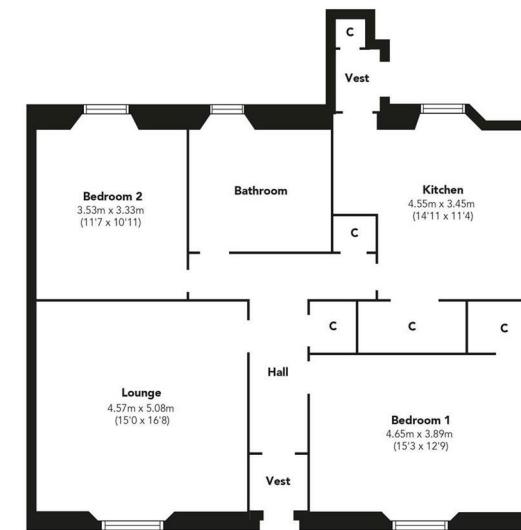
Bedroom 1

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

Bedroom 2

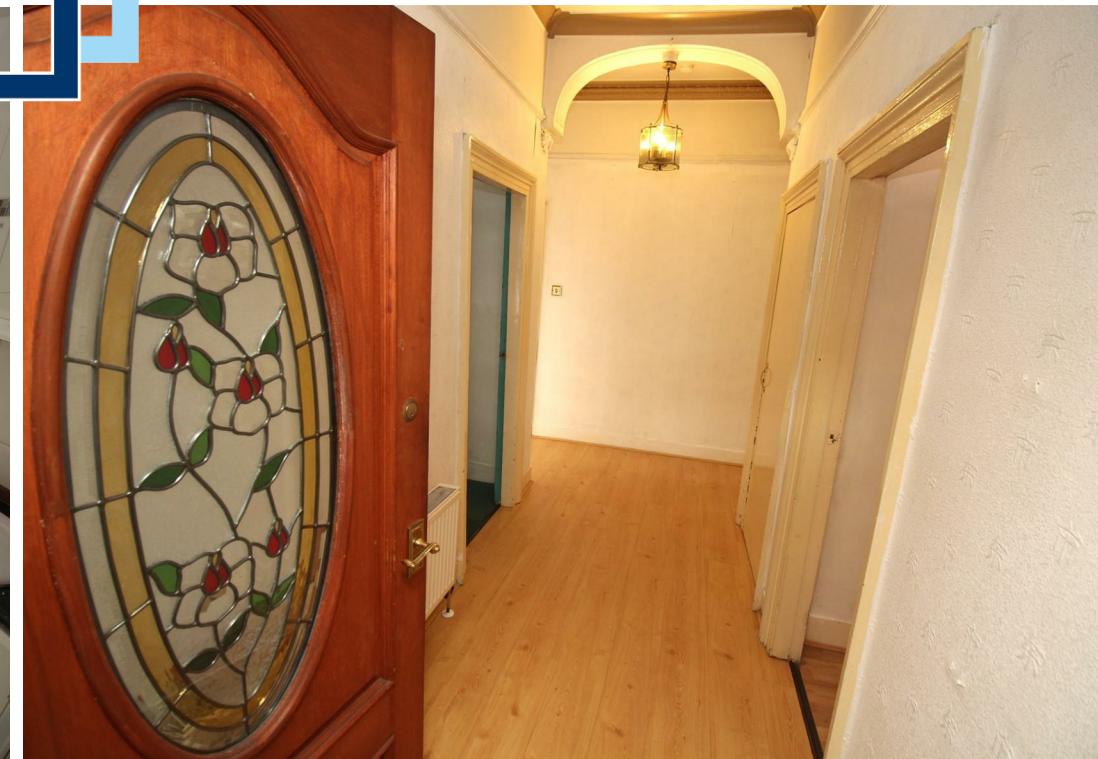
3.53m x 3.33m (11'7 x 10'11)

Bathroom

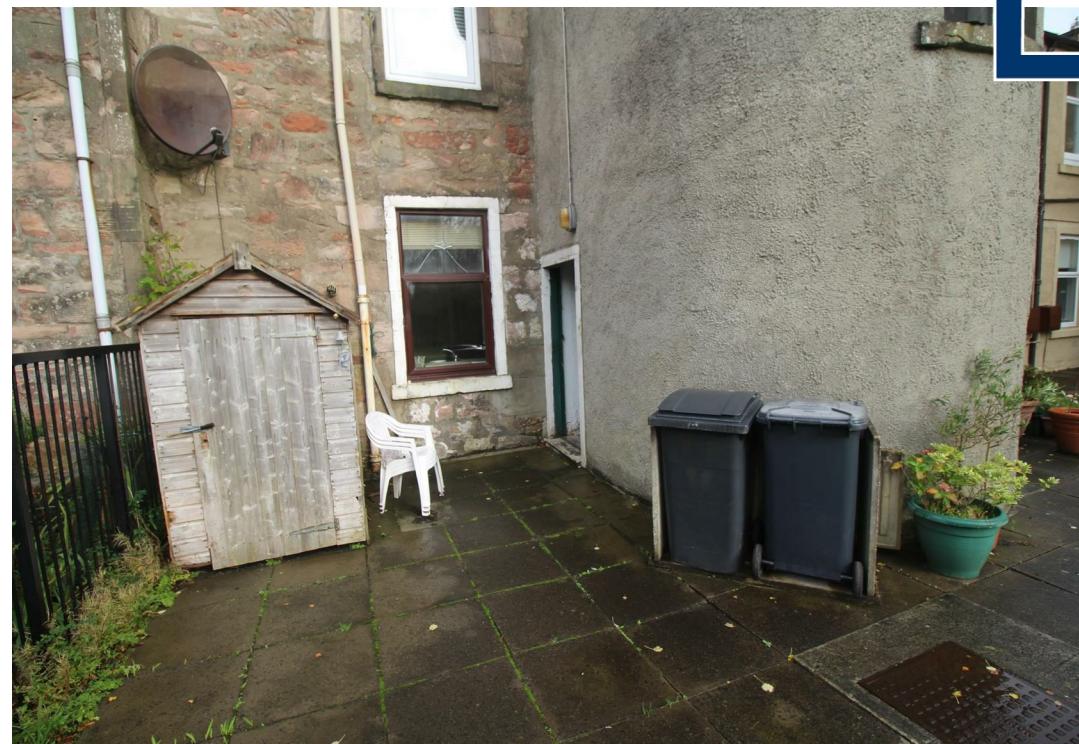


Floorplans are indicative only - not to scale  
Produced by Plushplans









**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](http://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](mailto:sales@neillclerk.co.uk)**  
**w: [www.neillclerk.co.uk](http://www.neillclerk.co.uk)**



**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.