



57B, FORSYTH
STREET, GREENOCK, PA16 8HP



 neillclerk
ESTATE AGENTS





Description

This internally upgraded spacious three bedroom TOP FLOOR VILLA FLAT occupies a prime West End location within a sought after tree lined West End street. Offers a deceptively spacious family home within a building containing just three flats the property lies convenient for schooling. Specification includes: gas central heating and double glazing.

The communal rear garden has currently been subdivided. The section of communal garden currently used by this flat offers two decked areas, a timber shed and lawned plot. There is a private cellar. A communal side driveway is shared by all three owners within the building.

Highly impressive family accommodation comprises: Shared Entrance Vestibule with stair leads to bright private Reception Area with single glazed windows to front, side and rear. The Hallway is reached by a UPVC double glazed door. A spacious rear facing Lounge with panelled feature wall enjoys views over the West End towards the River Clyde and countryside in the distance.

There is quality upgraded Breakfasting Kitchen with white fitted units, beech style work surfaces and partial wall tiling. There is a breakfast bar with space for five stools which is perfect for family living. Appliances include: gas hob and electric oven.

There are three double sized family Bedrooms situated to the front of the property. Bedroom 1 has fitted mirrored wardrobes.

The upgraded Bathroom has three piece suite including: vanity wash hand basin set within white high gloss vanity unit, spa bath with chrome style shower. Additional benefits include: partial wet wall panelling, anthracite heated towel rail and decorative panelled ceiling.

Immediate inspection is essential for this stylish three bedroom West End family home. EPC = C



Measurements

Private Reception Area

Hallway

Lounge

4.62m x 5.79m (15'2 x 19'0)

Breakfasting Kitchen

3.76m x 4.55m (12'4 x 14'11)

Bedroom 1

5.44m x 3.63m (17'10 x 11'11)

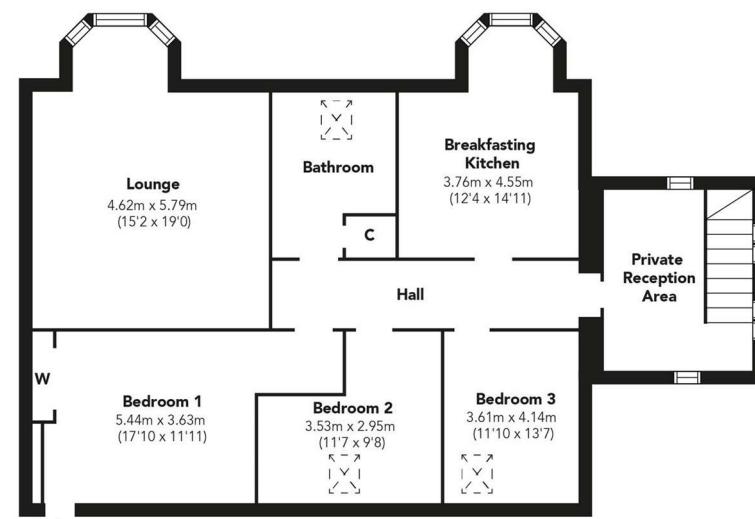
Bedroom 2

3.53m x 2.95m (11'7 x 9'8)

Bedroom 3

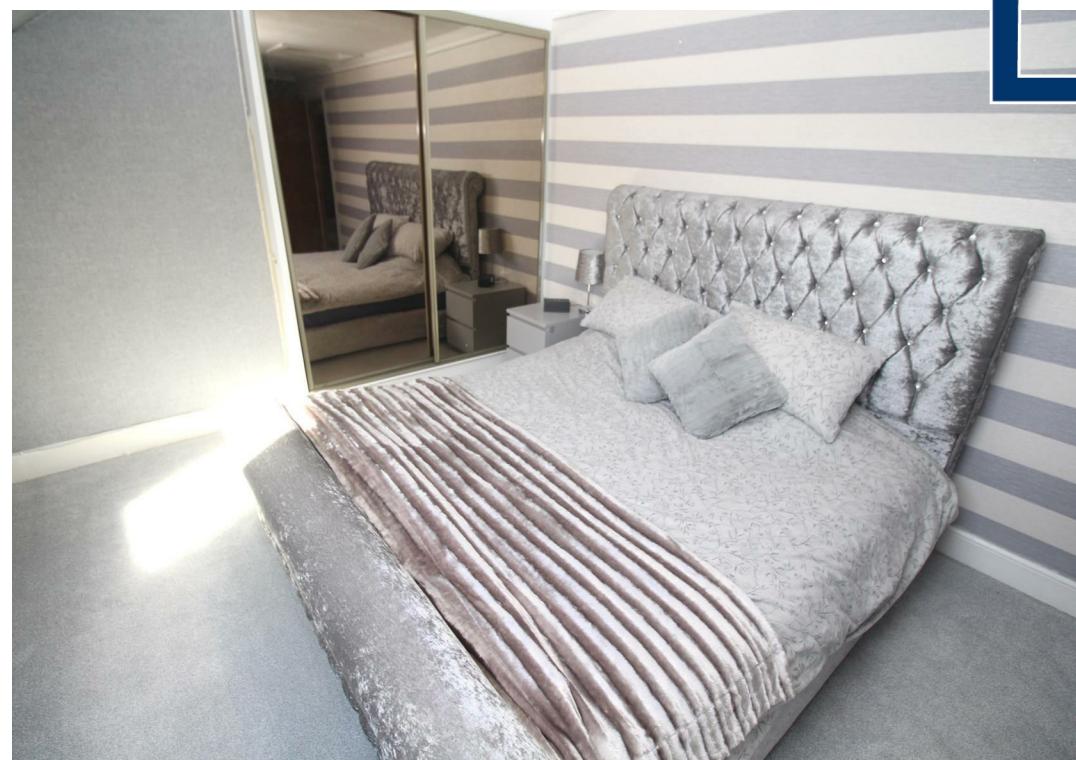
3.61m x 4.14m (11'10 x 13'7)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans











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.



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

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
w: www.neillclerk.co.uk

