



**1.2, 12, PATRICK
STREET, GREENOCK, PA16 8UT**

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ESTATE AGENTS





Description

CLOSING DATE TUESDAY 7TH MAY AT 11AM

This comprehensively upgraded and well presented one bedroom FIRST FLOOR FLAT occupies a central West End location which lies within walking distance of the town centre and the waterfront at Greenock's Esplanade. Features include a newly installed fitted kitchen and bathroom, The gas central heating system was fitted in 2022. The interior has been freshly decorated and new carpets/floor coverings have been fitted. There are double glazed windows and the building is protected by a security door entry system.

A communal drying green is located to the rear of the building. There are two parking spaces allocated to all the residents in the property which are available on first come, first served basis. Offers an ideal starter home or rental investment opportunity.

Impressive accommodation comprises: Entrance Hallway by new UPVC double glazed door with inbuilt storage cupboard. There is a bright front facing Lounge. The quality newly refitted Kitchen benefits from light oak style units and marble effect work surfaces. Appliances include: new electric ceramic hob and oven.

There is a double sized Bedroom with shelved cupboard and rear window with partial views to the River Clyde. The quality newly installed Bathroom features a three piece suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower. Additional benefits include: chrome style heated towel rail, wet wall panelling and decorative panelled ceiling with downlighters.

Immediate inspection is advised for this freshly upgraded home. EPC = C.

Measurements

Hallway

Lounge

5.23m x 4.22m (17'2 x 13'10)

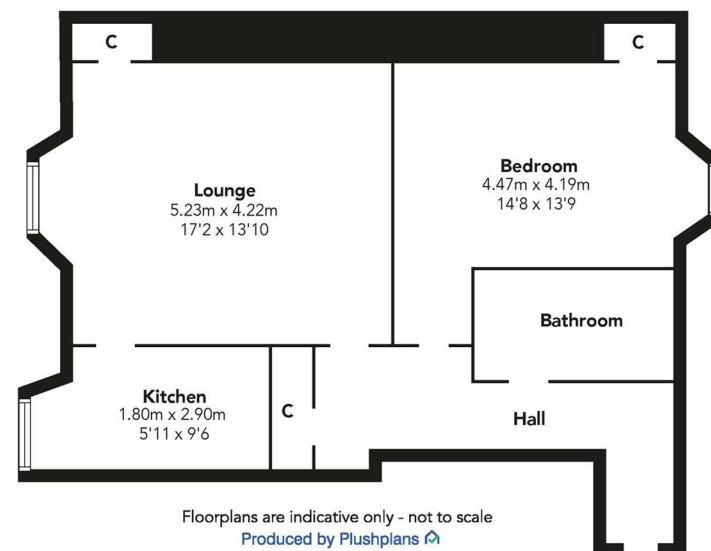
Kitchen

1.80m x 2.90m (5'11 x 9'6)

Bedroom

4.47m x 4.19m (14'8 x 13'9)

Bathroom













The
next
step..



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Agents Notes:

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