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33 ROBERTSON STREET, GREENOCK, PA16 8QA

OFFERS OVER £115,000

2 BEDROOM FLAT

EPC BAND:C

Beautifully presented family sized TRADITIONAL FIRST FLOOR FLAT in good order throughout. Enjoying a prime West End location. This property lies in close proximity to all Town Centre amenities and transport links for all surrounding areas.

Generous accommodation comprises of Entrance Vestibule, Welcoming Reception Hallway with three large storage cupboard, Laminate Flooring throughout with original cornicing. Bright and Spacious Lounge with feature large bay window to front, original cornicing, feature fireplace with Gas fire, Laminate flooring throughout.

Fitted Modern Dining Kitchen with ample storage in both floor and wall mounted units, Gas Hob and Extractor with wall mounted Double Oven, Laminate Flooring throughout, Large Storage larder.

Master Bedroom to the front of property with large triple window formation and Alcove storage cupboard, original cornicing. Further Double Bedroom to the rear with window looking onto rear garden, both with Laminate flooring throughout.

Bathroom comprising of a white two-piece bathroom suite with Separate walk in shower cubical, Tiling throughout, Heated Towel Rail.

The specification of this property include Gas Central Heating and Double Glazing.

There is a communal Drying Green to the rear of the property.

Viewing is essential to appreciate the accommodation on offer and the locale.

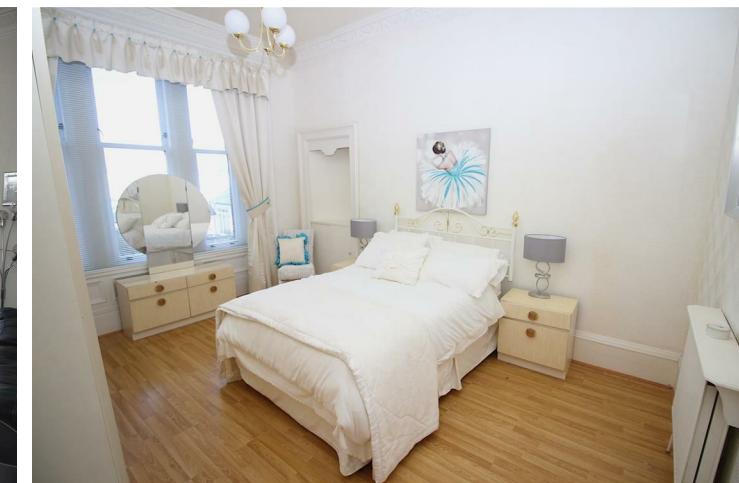
Lounge

13'5" x 18'2" (4.09 x 5.55)



Dining/Kitcehn

13'11" x 12'9" (4.25 x 3.91)



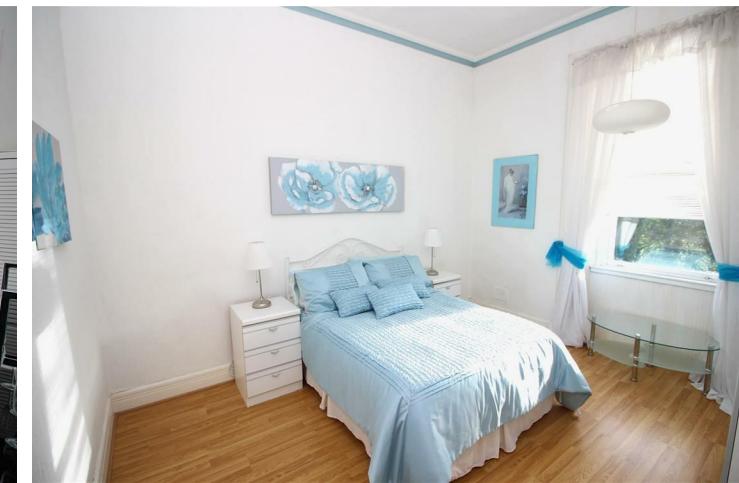
Bedroom 2

11'8" x 11'2" (3.57 x 3.41)



Bedroom 1

11'5" x 14'2" (3.50 x 4.33)



Shower Room

12'8" x 4'7" (3.87 x 1.42)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	74	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	73	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

