

52 UNION STREET, GREENOCK, PA16 8DR

OFFERS OVER £93,000

C/TAX BAND: C

1 BEDROOM FLAT

EPC BAND:C

Delighted to present a traditional red sandstone building on Union Street, this impressive FIRST FLOOR FLAT offers an abundance of character, generous proportions and excellent convenience, making it an ideal purchase for first-time buyers or professionals and developers alike.

Traditional properties are renowned for their spacious accommodation, and this home is no exception. Upon entering, a welcoming reception hallway provides access to all rooms and immediately highlights the sense of space found throughout.

The superb bay-windowed lounge is undoubtedly one of the property's standout features. Bright, spacious and filled with natural light, it offers an excellent setting for both relaxing and entertaining while retaining the charm and character associated with traditional homes,

Both the bedroom and second reception room in the property benefit from storage cupboards.

Bathroom with three-piece white suite, Tiling around half wall.

Further benefits include double glazing, gas central heating and access to communal rear gardens.

Early viewing is highly recommended to appreciate the accommodation on offer.

Lounge
20'2" x 14'10" (6.17 x 4.53)



Kitchen
7'10" x 4'9" (2.41 x 1.45)



Bedroom
16'3" x x 9'4" (4.96 x x 2.87)

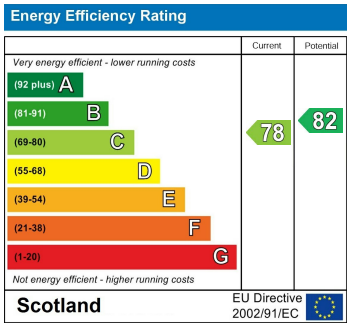


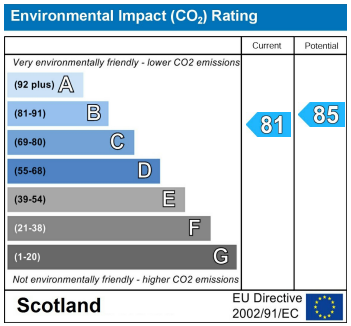
reception
12'3" x 12'0" (3.75 x 3.67)



Bathroom
9'1" x 4'7" (2.78 x 1.42)



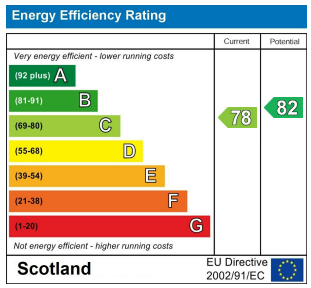


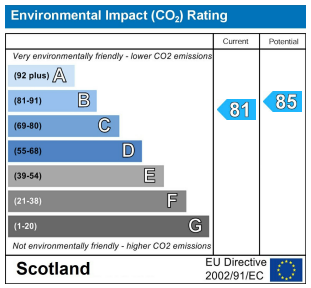


IMPORTANT NOTE TO PURCHASERS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

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.





18 John Wood Street, Port Glasgow, Inverclyde, PA14 5HU
T. 01475 741850 | F. 01475 745599 | enquiries@brianharkinsfs.com

Brian Harkins
Estate Agents







