



1/2, 29 PATRICK STREET, GREENOCK,  
PA16 8HD

 neillclerk  
ESTATE AGENTS





## Description

Offering airy, stylish and spacious family living in a sought after West End location this immaculately presented three bedroom FIRST FLOOR FLAT occupies a desirable corner position. The owner's choice of contemporary design and finishes perfectly compliments the ornate traditional detailing within the property. A particular feature is the luxury refitted bathroom.

Lies convenient for Ardgowan Square and a host of amenities including Greenock West railway station, Ardgowan Primary School and the town centre.

Specification includes: double glazing and gas central heating with newly installed boiler fitted in early 2019 which owner advises benefits from a five year guarantee. There is a security door entry system. Shared rear drying green. Private cellarge. Suits variety of purchasers including families, first time buyers and rental investors.

The superb apartments comprise: Entrance Vestibule by UPVC door with tiled floor leads to the welcoming Reception Hallway with hardwood flooring. The bright and spacious Lounge enjoys a corner position with windows to the front and side, plus benefits from ornate cornicing and ceiling rose. The spacious Dining Kitchen features light blue toned units with stainless steel handles, light oak style work surfaces and splashback tiling. There is ample space for table and chairs which is ideal for family living, plus a recess and useful inbuilt cupboard offering generous storage. Appliances include: stainless steel chimney extractor hood, gas cooker, dishwasher and fridge/ freezer.

There are two double sized Bedrooms and third single Bedroom. The 1st bedroom has a bank of fitted wardrobes which offer excellent storage. The luxury refitted Bathroom has a quality three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and bath with chrome style shower. There is quality wall and floor tiling with feature recess and chrome style heated towel rail.

Must be viewed to appreciate the size and quality of accommodation available. EPC = C

## Measurements

Entrance Vestibule

Reception Hallway

Lounge 14'6 x 16'1 (4.42m x 4.90m)

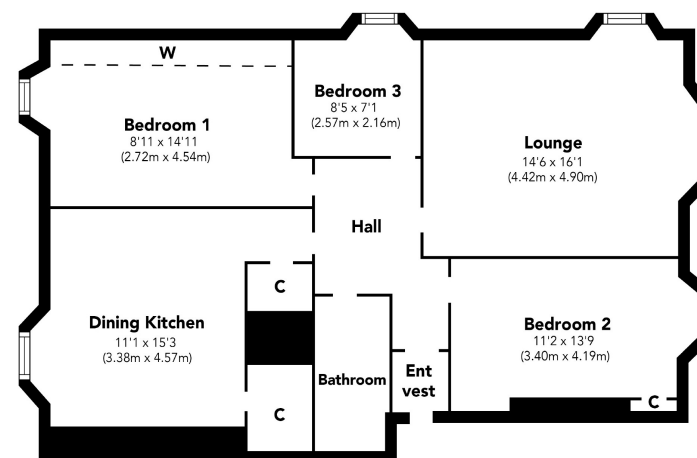
Dining Kitchen 11'1 x 15'3 (3.38m x 4.65m)

Bedroom 1 8'11 x 14'11 (2.72m x 4.55m)

Bedroom 2 11'2 x 13'9 (3.40m x 4.19m)

Bedroom 3 8'5 x 7'1 (2.57m x 2.16m)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd

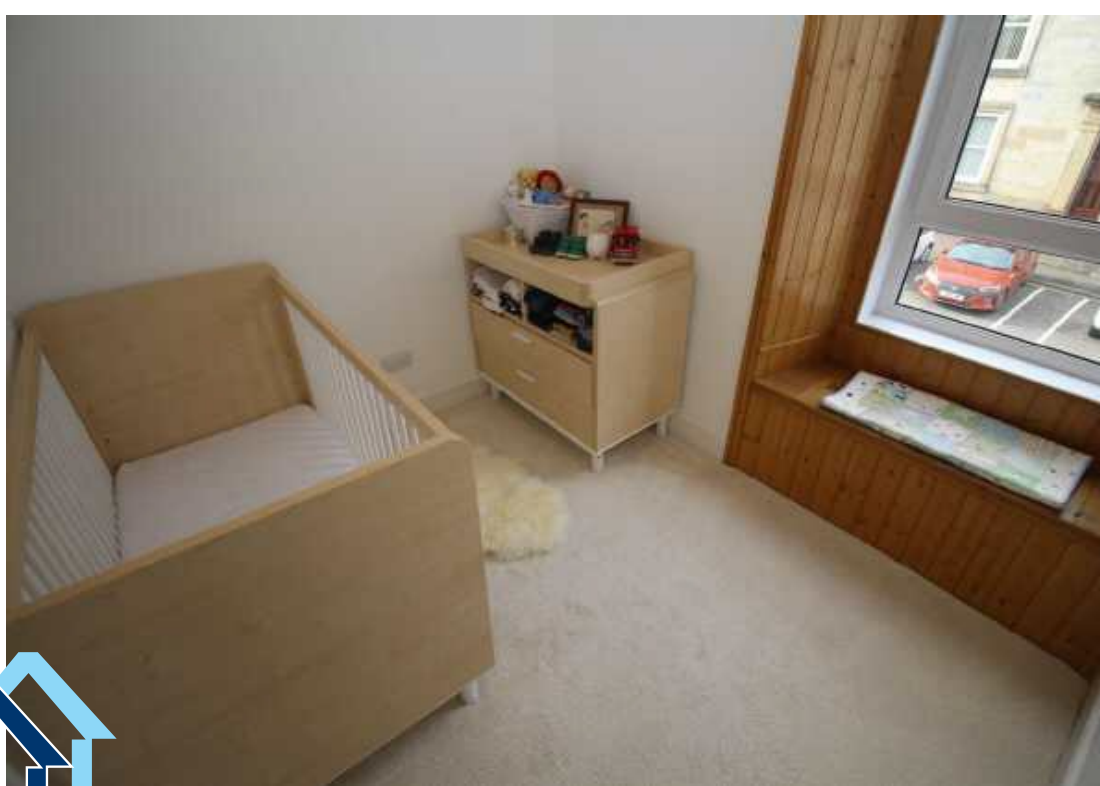














**The  
next  
step....**



To view call our office on  
**01475 888400**  
Mon/Fri - 9.30am - 5pm  
Tue/Wed/Thur - 9am - 5pm

**House to sell?**

Arrange a free appraisal of your current home.

**Require a solicitor?**

Ask for a free legal quotation from  
Neill Clerk & Murray, Solicitors.  
[www.neillclerkmurray.co.uk](http://www.neillclerkmurray.co.uk)

**60 West Blackhall Street  
Greenock  
PA15 1UY  
t:01475 888400  
f:01475 888500  
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.

