



0/1, 37 KELLY STREET, GREENOCK,
PA16 8TP





Description

Enjoying a central West End location this spacious well presented two bedroom GROUND FLOOR FLAT suits a variety of purchasers including first time buyers, rental investors and downsizers. Conveniently positioned for local amenities and transport facilities including Greenock West Railway Station with frequent service to Glasgow.

Specification includes: double glazing and gas central heating. The building is protected by a security door entry system. There is a private cellar providing useful storage. Communal lawned drying green to the rear of the building. Access is by a well maintained communal close.

Bright accommodation comprises: Reception Hallway by timber door with two inbuilt storage cupboards. There is a WC compartment with two piece suite comprising: wash hand basin and wc. The generous sized front facing Lounge is a bright apartment with marble fireplace, living flame gas fire and shelved alcove. There is a rear facing Dining Room which is on semi open plan with the kitchen. The Kitchen features maple style units, marble effect work surfaces and splashback tiling. Appliances include: gas cooker, fridge/freezer and washing machine.

There are two double sized Bedrooms both benefiting from fitted wardrobes providing useful storage. There is a Wet Room comprising: pedestal wash hand basin, wc and "Mira" shower. Additional features include quality wall tiling.

Viewing is highly recommended for this West End home. EPC = D.

Measurements

Entrance Hall

WC Compartment

Lounge

14'10 x 14'1 (4.52m x 4.29m)

Dining Room

9'2 x 12'7 (2.79m x 3.84m)

Kitchen

5'7 x 11'8 (1.70m x 3.56m)

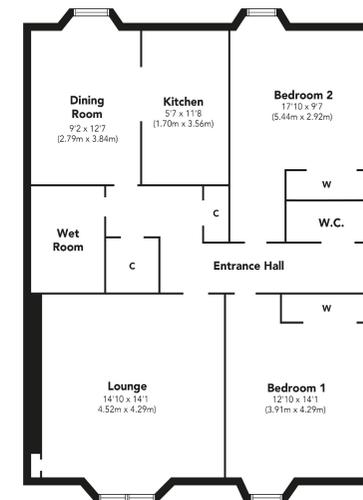
Bedroom 1

12'10 x 14'1 (3.91m x 4.29m)

Bedroom 2

17'10 x 9'7 (5.44m x 2.92m)

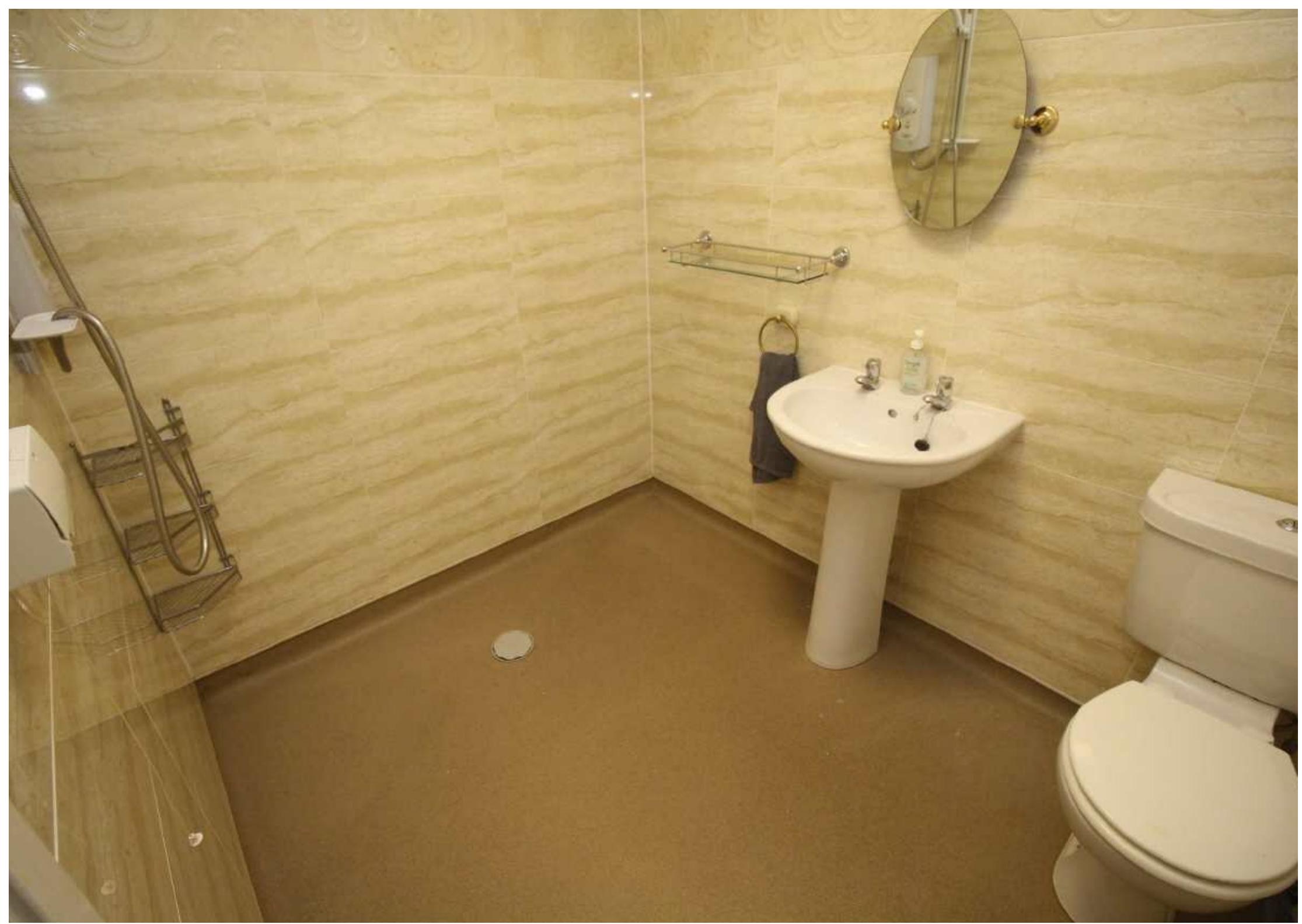
Wet Room

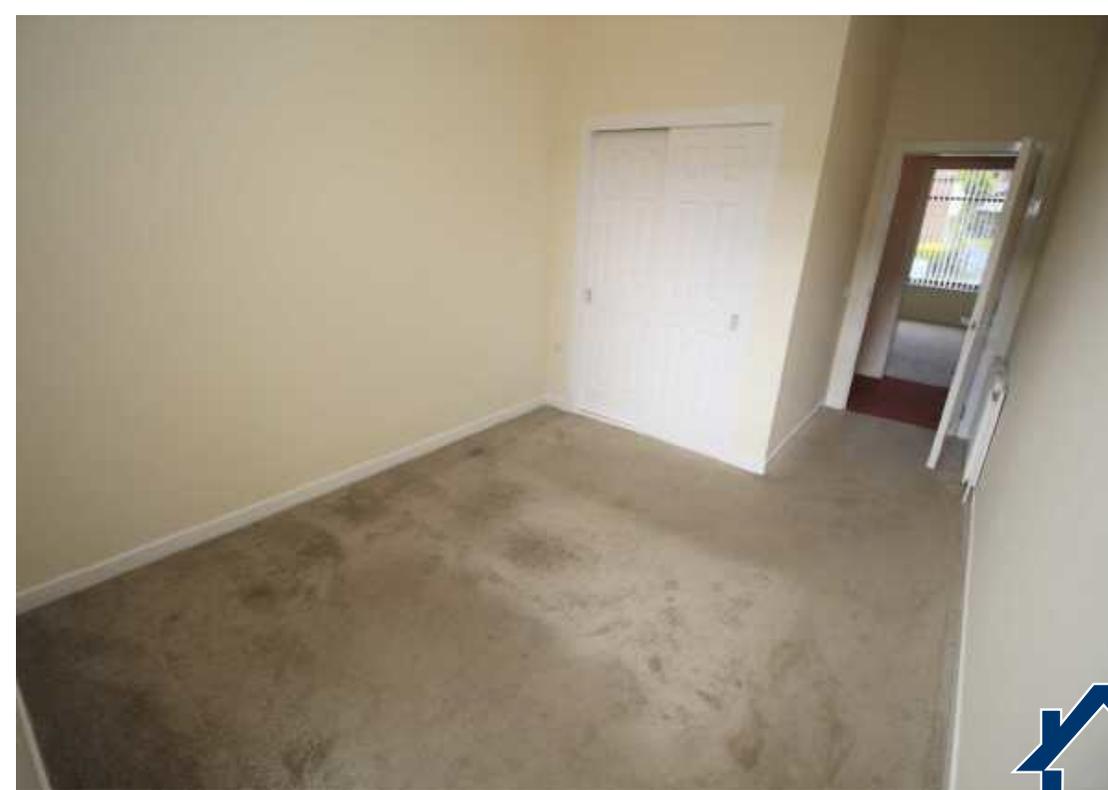


Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd











The
next
step...



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**

PA15 1UY

t:01475 888400

f:01475 888500

e: sales@neillclerk.co.uk

w: 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.

Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)