



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

Dining Room

Kitchen

Bedroom 1

Bedroom 2

Wet Room

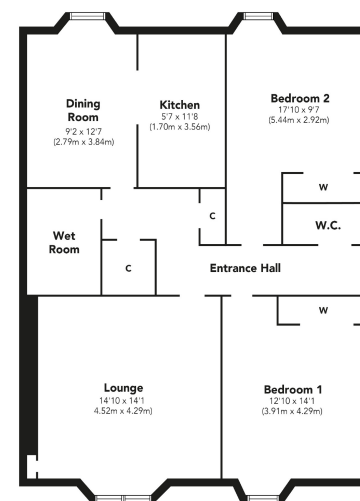
14'10 x 14'1 (4.52m x 4.29m)

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

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

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

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



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











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.

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