



**3a Macdougall Street, Greenock**

Offers Over £30,000





## 3a Macdougall Street

Greenock, Greenock

Spacious one-bedroom flat in central Greenock. Features bright rooms, period details, modern kitchen, separate WC, storage, and on-street parking. Ideal for first-time buyers or investors. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious One Bedroom Flat
- Separate WC in Addition to Main Bathroom
- Bright Living Room with High Ceilings and Period Features
- Versatile Bedroom with Home Office Alcove
- Excellent First-Time Buyer or Buy-to-Let Opportunity
- Move-In Condition
- Central Greenock Location
- Walking Distance to Shops, Schools and Waterfront
- On-Street Parking Available



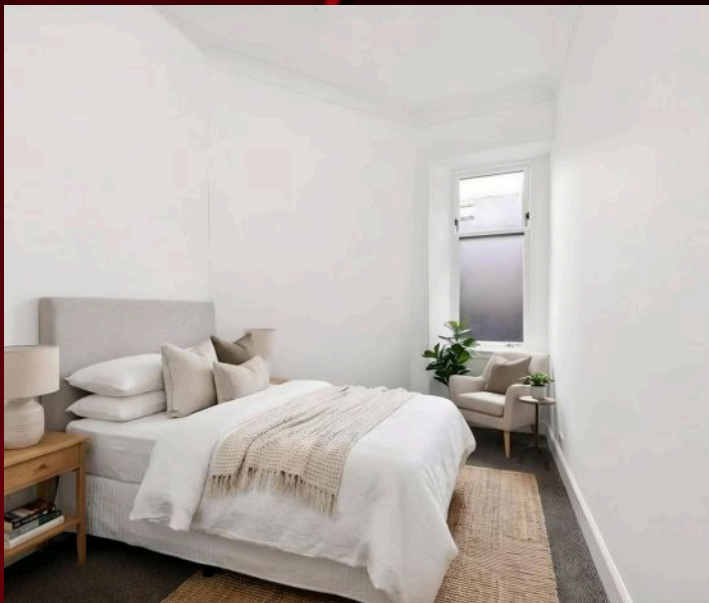


### Lounge

Bright and beautifully presented living room with high ceilings and elegant cornicing, creating a wonderful sense of space and character. Two large windows allow for excellent natural light while maintaining privacy, enhancing the bright and airy feel of the room. The neutral décor and warm wooden flooring provide a modern yet welcoming atmosphere, perfectly suited for both relaxing and entertaining. There is ample space for a full-size corner sofa and additional seating, with a well-positioned media unit and TV area. Built-in shelving offers practical storage and display space, while the layout comfortably accommodates a coffee table and soft furnishings. This is a spacious and inviting main reception room, ideal as the heart of the home.

### Bedroom

A bright and well-proportioned double bedroom finished in fresh, neutral décor, creating a calm and relaxing atmosphere. The room comfortably accommodates a double bed along with bedside tables and additional furnishings, while still offering generous floor space. A large window allows for good natural light while maintaining privacy, enhancing the airy feel of the room. The neutral carpeting adds warmth and comfort underfoot. To the rear of the bedroom, there is a recessed alcove fitted with two built-in spotlights, providing an excellent opportunity to create a dedicated home office or study area. This versatile space could also be used for additional storage or a dressing area, depending on the buyer's needs. A flexible and inviting bedroom space, ideal for modern living.







### Kitchen

A bright and functional galley-style kitchen offering a practical layout with ample worktop and storage space. The room is fitted with a range of wall and base units, providing good cupboard storage, complemented by generous countertop areas ideal for everyday cooking. There is a freestanding gas cooker with extractor hood above, stainless steel sink with drainer, and space for additional appliances including a washing machine and fridge/freezer. The tiled splashback and easy-maintenance flooring add to the practicality of the space. A rear-facing window allows for natural light and ventilation, creating a pleasant working environment. Overall, a well-proportioned and efficient kitchen space with excellent potential to modernise to personal taste.

### Bathroom

A well-presented and generously proportioned bathroom fitted with a three-piece suite comprising a bath with electric shower overhead, pedestal wash hand basin, and full-height wall tiling for easy maintenance. The neutral colour scheme creates a clean and bright space, while the large wall mirror enhances the sense of light and space. The bath is fitted with a wall-mounted shower and screen, offering both convenience and practicality for everyday use. Wood-effect flooring adds warmth to the room, complementing the modern yet timeless finish. A functional and spacious bathroom, ideal for comfortable day-to-day living.





## WC

In addition to the main bathroom, the property further benefits from a separate WC, providing added convenience and flexibility for modern living. The WC is fitted with a white two-piece suite comprising a toilet and wash hand basin. Contemporary marble-effect wall panelling creates a stylish and low-maintenance finish, enhancing the overall presentation of the space. This additional facility is particularly practical for guests and helps to separate everyday use from the main bathroom, adding to the overall functionality of the home.

## Corridor

A bright and welcoming entrance hallway providing access to all main apartments within the property. Finished in fresh neutral décor with fitted carpeting, the space feels clean, well-maintained and ready to move into. The hallway benefits from good proportions, high ceilings and traditional panel doors, adding character and continuity throughout the home. The layout allows for additional storage solutions such as console furniture or shelving, if desired. A practical and well-presented central space that enhances the overall flow of the property and creates a positive first impression upon entry.





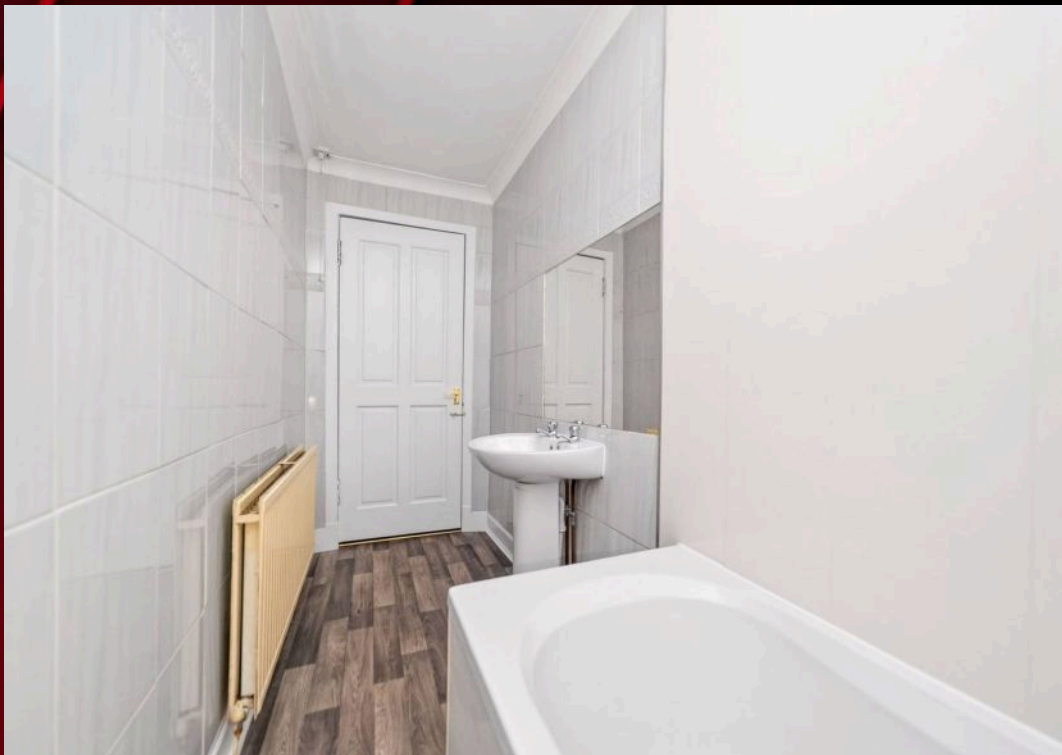


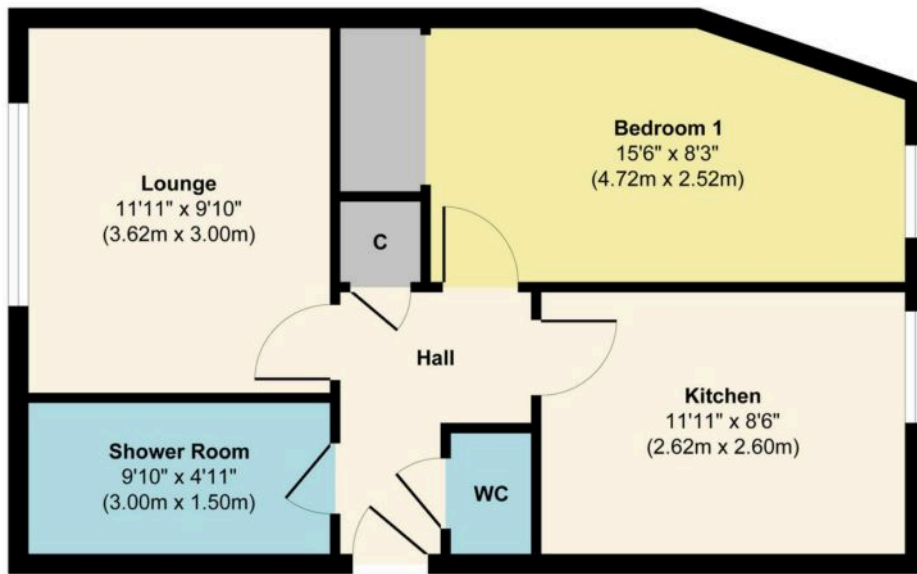
## ON STREET

### 5 Parking Spaces

The property further benefits from free on-street parking directly to the front of the building, offering convenient and easily accessible parking for residents and visitors. This adds to the overall practicality of the home, particularly for commuters and households with vehicles.







**Floor Plan**

Approx. Gross Internal Floor Area 482 sq. ft / 44.78 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	71
England, Scotland & Wales		
EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	64	79
England, Scotland & Wales		
EU Directive 2002/91/EC		





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