



0/2, 40 BROUGHAM STREET, GREENOCK,
PA16 8AH





Description

This larger style two bedroom, two public room GROUND FLOOR FLAT occupies a sought after West End location within a sandstone property which lies close to the Esplanade and the waterfront. Conveniently located for local amenities, transport facilities and the town centre lies within easy walking distance. Ideally suits a variety of purchasers including downsizers and first time buyers.

Specification includes: double glazing and gas central heating with new boiler installed in 2018. There is a communal rear drying green, plus a compact private front garden. Private cellar. The character filled tiled entrance close features an ornate banister. A security door entry system protects the building. There is potential to alter the current layout to form a 3rd bedroom, subject to requisite permissions being granted.

Generous sized airy apartments comprise: Entrance Vestibule by double timber door with single glazed panel above leads in turn by further timber door to the Reception Hallway with inbuilt cupboard. The bay windowed front facing Lounge is a bright, spacious apartment with feature detailed ornate ceiling and fireplace with living flame gas fire.

There is a rear facing Dining Room which overlooks the rear garden. An archway leads to the fitted Kitchen which is on semi open plan. There are maple style units, black/grey marble style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven and integrated dishwasher.

There are two double sized Bedrooms. The 1st bedroom benefits from a walk in wardrobe providing useful storage. The Bathroom features a four piece suite comprising: wash hand basin, wc, bath with mixer shower, plus a shower cubicle with "Triton" shower. Additional benefits include: partial wall tiling and tiled floor.

This spacious West End flat with development potential must be viewed. EPC = D.

Measurements

Entrance Vestibule

Hallway

Lounge

18'11 x 13'0 (5.77m x 3.96m)

Dining Room

14'0 x 11'3 (4.27m x 3.43m)

Kitchen

6'3 x 13'8 (1.91m x 4.17m)

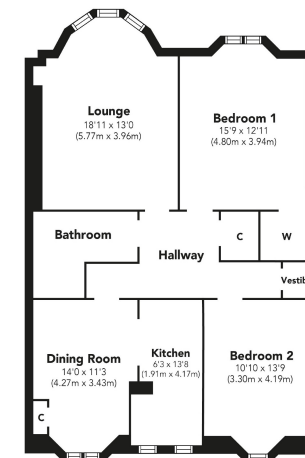
Bedroom 1

15'9 x 12'11 (4.80m x 3.94m)

Bedroom 2

10'10 x 13'9 (3.30m x 4.19m)

Bathroom



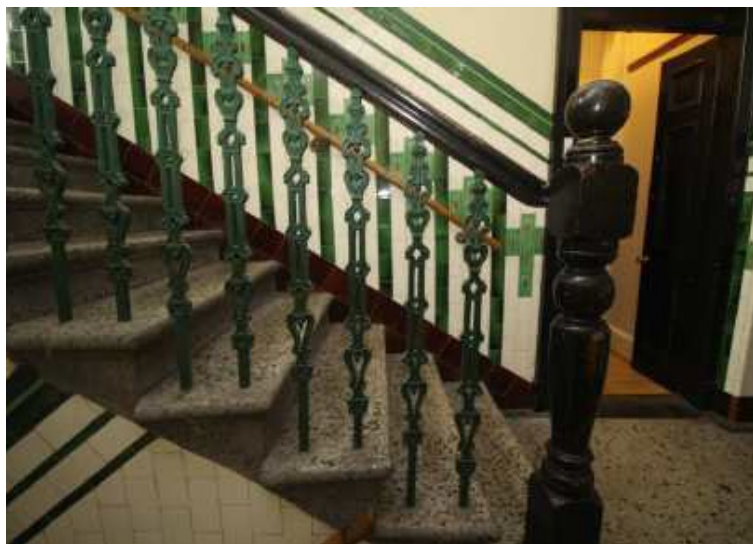
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