



**1.3, 12, PATRICK  
STREET, GREENOCK, PA16 8UT**



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## **Description**

Occupying a convenient location a short distance from both the town centre and the waterfront at Greenock's Esplanade this comprehensively upgraded and well presented one bedroom FIRST FLOOR FLAT offers an ideal rental investment or starter home. The improvements include a newly installed fitted kitchen and bathroom, In 2022 a new gas central heating system was fitted. The interior has been freshly decorated and new carpets/floor coverings fitted. There are double glazed windows and the building is protected by a security door entry system.

A communal drying green is located to the rear of the building. There are two parking spaces allocated to all the residents in the property which are available on first come, first served basis situated to the side of the building.

Impressive accommodation comprises: Entrance Hallway by new UPVC double glazed door. There is a side facing Lounge with walk-in cupboard. The quality newly refitted Kitchen with rear window features light oak style units and marble effect work surfaces. Appliances include: new electric ceramic hob and oven. There are partial River Clyde views from the kitchen window.

There is a double sized Bedroom with side window. The quality newly installed Bathroom features a three piece suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower. Additional benefits include: chrome style heated towel rail, wet wall panelling and decorative panelled ceiling with downlighters.

Viewing is highly recommended for this affordable upgraded one bedroom flat. EPC = C.

## **Measurements**

Hallway

Lounge

4.88m x 3.45m (16'0 x 11'4)

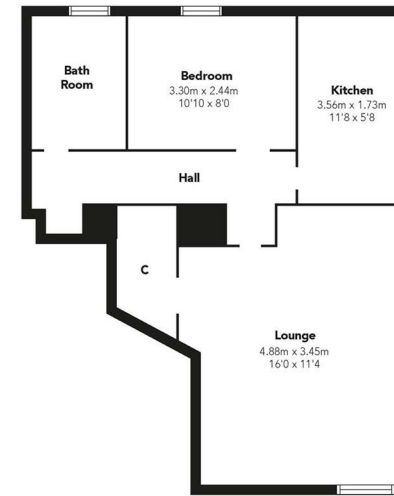
Kitchen

3.56m x 1.73m (11'8 x 5'8)

Bedroom

3.30m x 2.44m (10'10 x 8'0)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 









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