



2.2, 72, WEST BLACKHALL  
STREET, GREENOCK, PA15 1XG



 neillclerk  
ESTATE AGENTS



## **Description**

Set within the town centre this generous sized one bedroom SECOND FLOOR FLAT offers a rental investment opportunity and we are advised the property has been successfully leased by the current owner in recent years. Lies close to range of local shops, amenities and transport facilities. The current layout may offer the potential for being redesigned to form a two bedroom flat, subject to requisite permissions being granted. This flat is available only as a cash purchase.

Specification includes: gas central heating. The building is protected by a security door entry system. A communal entrance vestibule is shared with the neighbouring flat and leads to the private hallway.

Accommodation comprises: Entrance Hallway by timber door with walk in cupboard providing generous storage. There is a front facing bay windowed Lounge with three light window formation and fireplace. The Dining Kitchen features oak style units, work surface areas and splashback tiling. Appliances include: extractor hood, gas hob and electric oven. There is ample space for a dining table and chairs within this room.

There is a double sized front facing Bedroom. The Bathroom with rear window offers a three piece suite comprising: pedestal wash hand basin, wc and bath with "Mira" shower.

Viewing is advised for this affordable home. EPC = C.

## **Measurements**

Hallway

Lounge

3.81m x 4.50m (12'6 x 14'9)

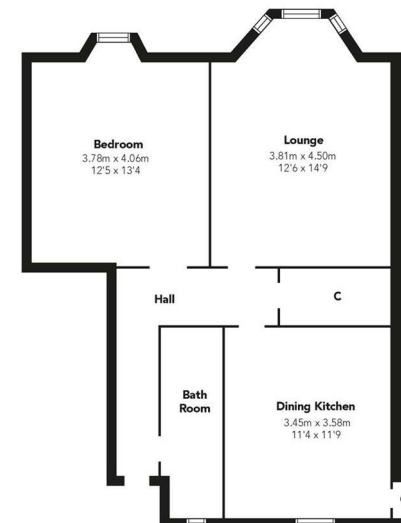
Dining Kitchen

3.45m x 3.58m (11'4 x 11'9)

Bedroom

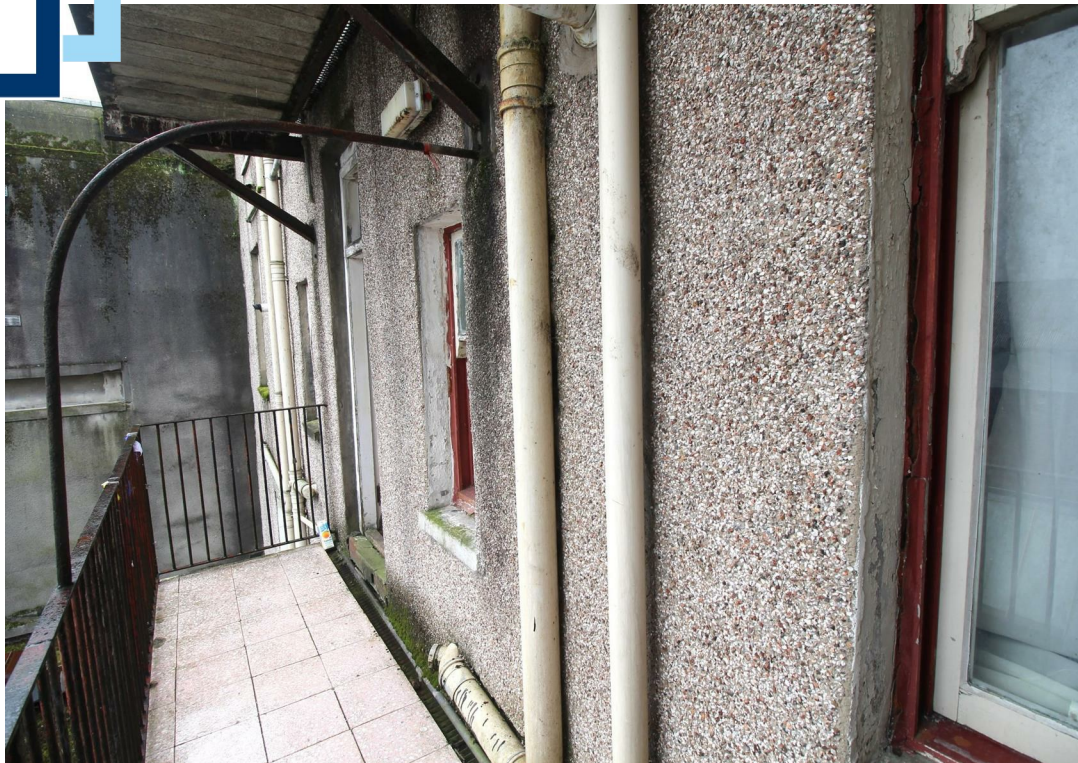
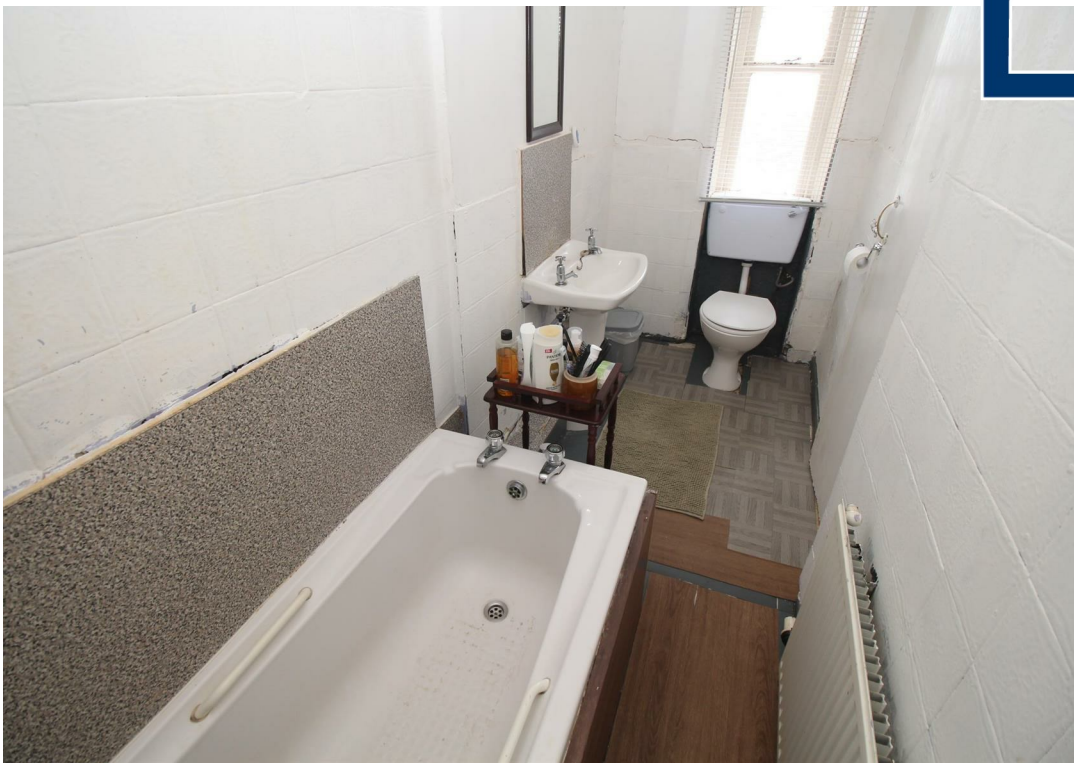
3.78m x 4.06m (12'5 x 13'4)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 









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](http://www.neillclerkmurray.co.uk)

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street  
Greenock  
Renfrewshire  
PA15 1UY**

**t: 01475 888400**

**e: [sales@neillclerk.co.uk](mailto:sales@neillclerk.co.uk)**

**w: [www.neillclerk.co.uk](http://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)