

Brian Harkins
Estate Agents

206 ELDON STREET, GREENOCK, PA16 7BF

OFFERS OVER £238,000

C/TAX BAND: E

2 BEDROOM FLAT - PURPOSE BUILT

EPC BAND:B

A stunning FIRST FLOOR LUXURY FLAT within a fabulous modern development with great location close to the Esplanade and shore front by the River Clyde. This immaculate, stylish flat is one not to be missed.

Accommodation on offer comprises of a Welcoming Reception Hallway with Utility Room, Double Storage cupboard and walk in storage cupboard. The open plan aspect of the Lounge / Kitchen Diner allows for an abundance of natural light to flow through the property, featuring French Doors onto Balcony with spectacular views of the River Clyde. There is a fully fitted Kitchen with ample storage in both floor and wall mounted units, Electric Hob and Oven, integrated Fridge Freezer, Laminate flooring throughout.

The Master Bedroom with built in fitted mirror wardrobes and large window to front, En-suite shower room with vanity two piece suite and double shower cubicle with mixer shower, Tiling throughout shower. Bedroom two with window to front and fitted mirror wardrobe, Laminate flooring throughout both bedrooms.

Luxury Bathroom is made up of white three piece suite including vanity for convenience.

The specification of the property includes Double Glazing. Gas Fired Central Heating. Laminated throughout the property.

The property benefits from secure entry and a lift to all floors and has well maintained communal gardens and grounds throughout the development. For those looking to further enjoy outdoor space without having to travel far there is a beautiful walk way along front with stunning views of the Firth of Clyde and Hills beyond. There is of course also private allocated residents parking.

The property is well placed for local amenities in nearby Greenock town centre and Gourock.

Fort Matilda train station is within easy reach for commuters to Glasgow and there are a variety of sports and leisure facilities within the Inverclyde area.

Lounge/Kitchen
21'3" x 11'2" (6.50 x 3.41)



Kitchen



Master Bedroom
10'5" x 8'8" (3.20 x 2.65)



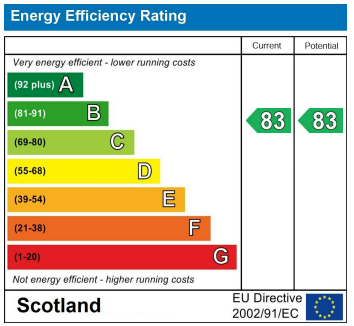
Ensuite
6'11" x 4'3" (2.13 x 1.32)

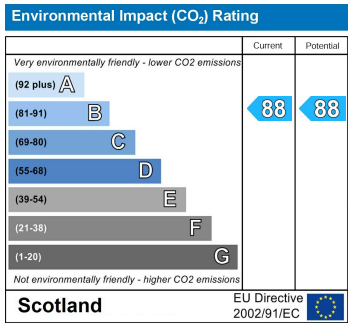


Bedroom
10'4" x 8'9" (3.16 x 2.68)









Bathroom
8'4" x 6'0" (2.55 x 1.84)

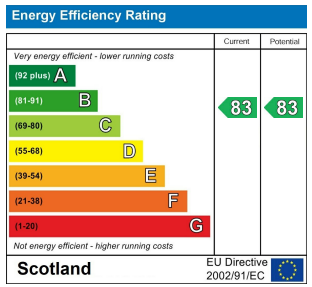


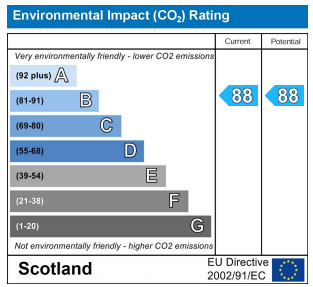
utility
4'9" x 6'6" (1.47m x 2.00m)

IMPORTANT NOTE TO PURCHASERS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





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