



McEwan Fraser Legal
 Solicitors & Estate Agents
 0141 404 5474

2/1 35 Brisbane Street
 GREENOCK, INVERCLYDE, PA16 8NR



THE AREA

Brisbane Street is in a fantastic setting in the heart of Greenock's stunning West End. Greenock, Gourock and Port Glasgow town centres are all within easy reach, along with the charm offered by the villages of Inverkip, Wemyss Bay and Kilmacolm. Local amenities are close by, providing a full comprehensive range of facilities. There are an excellent range of local schools in the immediate area as well as leisure activities and outdoor pursuits. For example, boating and sailing, with Gourock having its own yachting club. Kip Marina is around six miles away and acts as a hub for the internationally renowned sailing opportunities

in the Clyde and the West Coast of Scotland. Recreational amenities include a heated outdoor swimming pool and gym and several golf courses within the local area. The property also has excellent transport links nearby with Greenock Fort Matilda train station providing direct journeys into Glasgow Central. From Greenock it is twenty minutes by road to Glasgow Airport, thirty minutes to Glasgow city centre where the M8/M74 motorway network provide access to the central belt and beyond.

THE PROPERTY

Part Exchange available! McEwan Fraser is delighted to present

this stunning three double bedroom period conversion to the market. The property is presented to the market in true walk-in condition with a contemporary theme readily complementing the stunning ornate period features and exceptionally high ceilings. The quality of the finish is enhanced by the properties position on the corners of Brisbane Street and Robertson Street affords a dual aspect and allows a flood of natural light. This superb property is a true three double bedroom property and would make an ideal starter flat for a professional couple or young family. The property also benefits from double-glazing throughout, gas central heating, secure entry system, communal

drying green and private cellar.

You enter the property through a shared entrance vestibule which leads onto a welcoming hallway complete with the ornate detailing that continues throughout the flat. The hallway has a built in storage cupboard and provides space for further freestanding storage. The reception room is in the corner and is a naturally bright room focused towards a period fireplace, with modern electric fire, and enjoying excellent elevated views over the surrounding streets. The dining/kitchen faces the rear of the property and is finished to a lovely contemporary standard. The

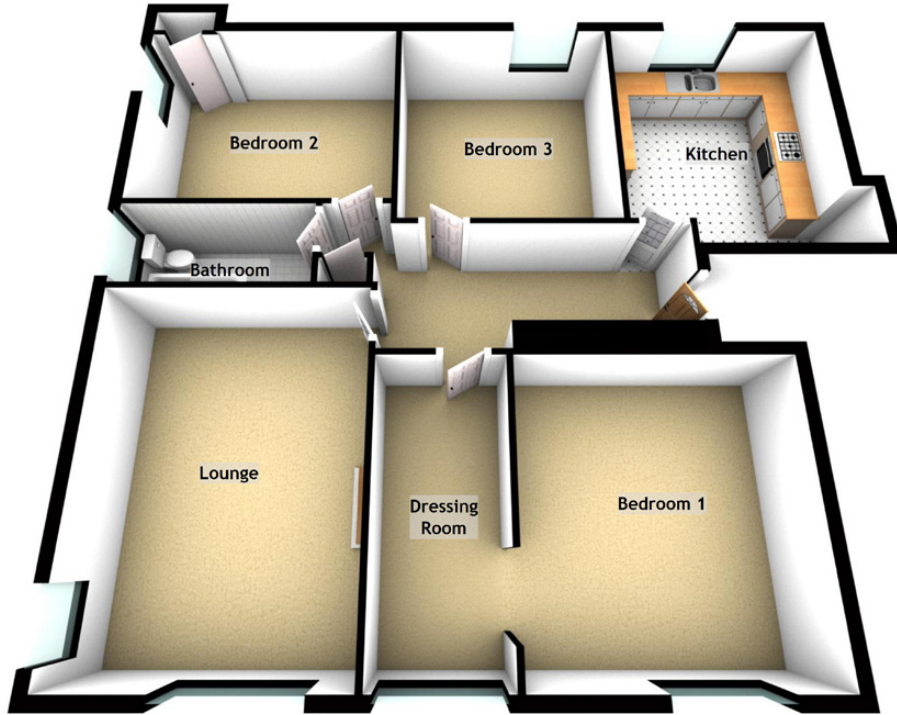
kitchen has an ample range of base mounted units which give a feeling of space and provide ample prep and storage space. The dining/kitchen comes complete with stainless steel range cooker and extractor hood while space has been provided for a free standing washing machine. Finally, a recess has been included to house a full sized American style fridge freezer.

The master bedroom faces the front of the property and is a bright and spacious room that will allow any number of furniture configurations. The entrance is partitioned from the main part of the room which allows major storage to be accommodated

out of sight to allow a very minimalist configuration if that is your preferred style, an incredibly versatile space. There are two further large double bedrooms which are both capable of holding larger style beds and additional free standing furniture. Internal accommodation is completed by a generously proportioned bathroom, boasting natural light, which is finished in white and comes with a three piece suite.

This is a stunning example of a conversion flat and needs to be viewed to be fully appreciated.

SPECIFICATIONS

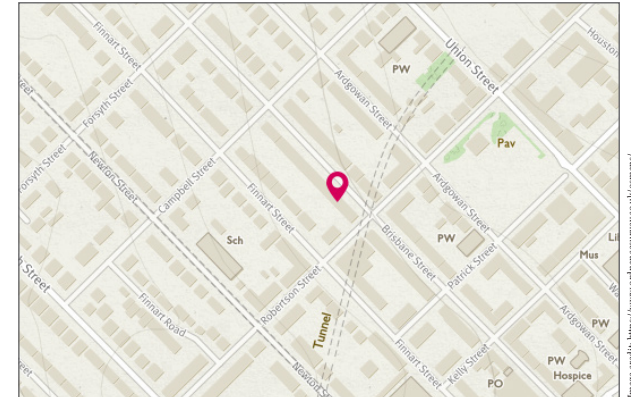


Approximate Dimensions
(Taken from the widest point)

Lounge	5.44m (17'10") x 3.98m (13'1")
Kitchen	4.16m (13'8") x 3.58m (11'9")
Bedroom 1	4.07m (13'4") x 4.00m (13'1")
Bedroom 2	4.24m (13'11") x 2.00m (6'7")
Bedroom 3	3.70m (12'2") x 3.54m (11'7")
Bathroom	3.07m (10'1") x 1.35m (4'5")
Dressing Room	4.38m (14'4") x 1.89m (6'2")

Gross internal floor area (m²) - 122

EPC Rating - D



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Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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