




McEwan Fraser Legal
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Flat 1/3, 9 Brachelston Street

GREENOCK, INVERCLYDE, PA16 9AB

GREENOCK

Greenock has a fantastic range of local amenities, a number of high street stores, retail parks and superb shopping facilities within the town centre. There is primary and secondary schooling and nursery care nearby. Also nearby is Gourock town centre, The Royal Gourock Yacht Club, as well as the Royal West of Scotland Amateur Boat Club and Kip Marina. Within walking distance, is the local railway

station allowing for direct travel to Glasgow city centre, as well as other destinations. There is a regular ferry service from Gourock and Wemyss Bay, allowing for travel to Dunoon and Rothesay. Adjacent to Greenock, access is gained to the M8 motorway which allows for travel to Glasgow International Airport, Glasgow city centre and all other destinations.



Murdieston Park Dam, River Clyde, Greenock



THE PROPERTY

Occupying a preferred first floor position within this sandstone tenement building, in a popular pocket of Greenock, is this one bedroom flat, presented to the market in good condition. A seductively elegant open plan living, dining and kitchen area, will no doubt appeal to the discerning buyer. The flat has been designed to maximise the natural available light to create a modern ambience, and has been decorated throughout with a contemporary theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and a level of individuality.

On entering this property, you walk into a welcoming hallway, which provides access to all rooms and benefits from a study zone. Immediately impressive lounge/diner with triple windows to the front aspect, which flood the room with natural light and provide a fantastic focal point. This room is further enhanced by a

feature fireplace. The open-plan kitchen includes a good range of contemporary floor and wall mounted units with a complementary worktop. It further benefits from space for a freestanding cooker, washing machine and an upright fridge/freezer.

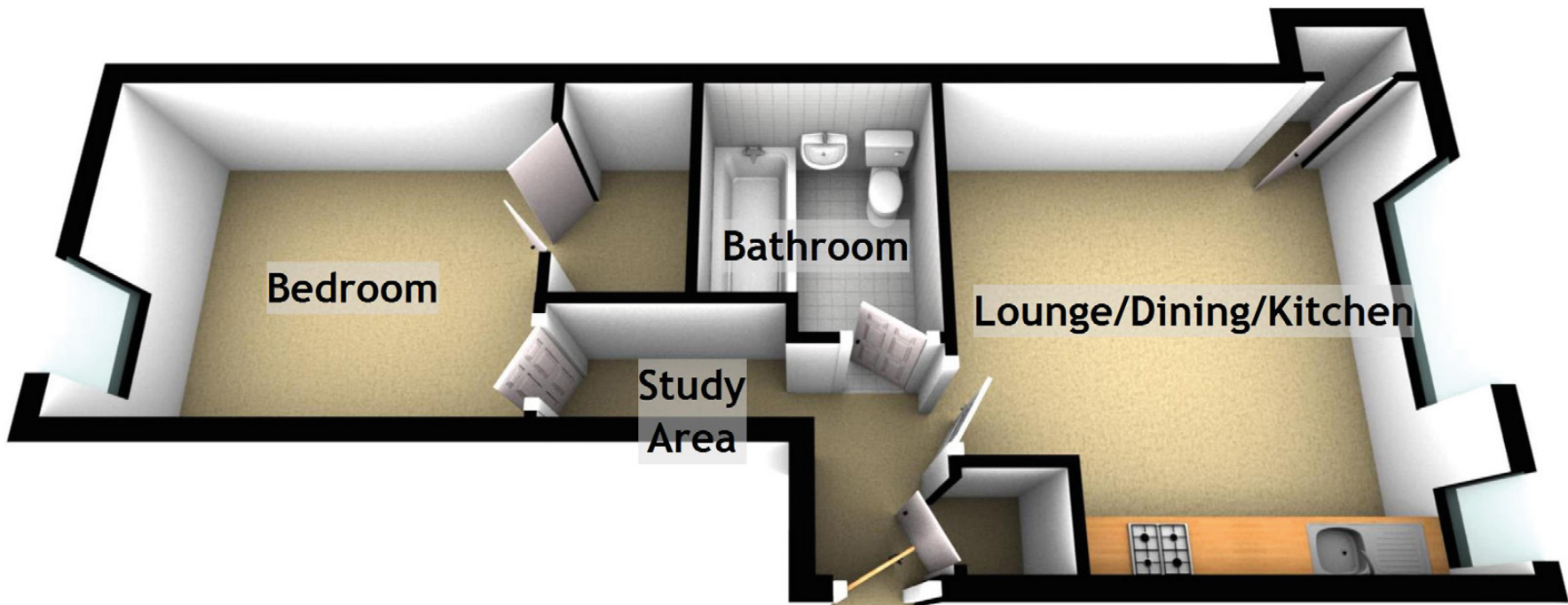
There is a well-appointed (rear facing) double bedroom, with ample space for additional free standing furniture, if required. It further benefits from an inbuilt wardrobe, overhead storage and offers views of the rear gardens. A partly-tiled bathroom suite, with an electric shower over the bath, completes the accommodation.

The flat also benefits from double glazing and a security door entry system for additional peace of mind and comfort.

Externally, there is a private cellar and a share of the well-kept communal gardens.



BATHROOM AND BEDROOM

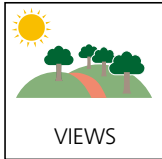


Approximate Dimensions
(Taken from the widest point)

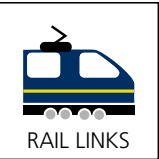
Lounge/Dining/Kitchen	4.20m (13'9") x 4.20m (13'9")
Bedroom	3.80m (12'4") x 3.00m (9'10")
Bathroom	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m²) - 38m²

EPC Rating - E



VIEWS



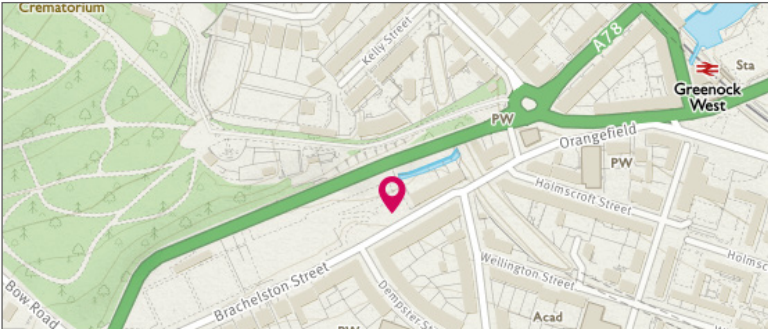
RAIL LINKS



LOCAL
AMENITIES



SECURITY
ENTRANCE






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