



3/2 5 ROBERTSON STREET | GREENOCK

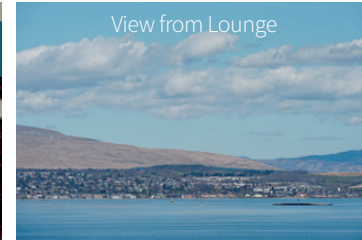


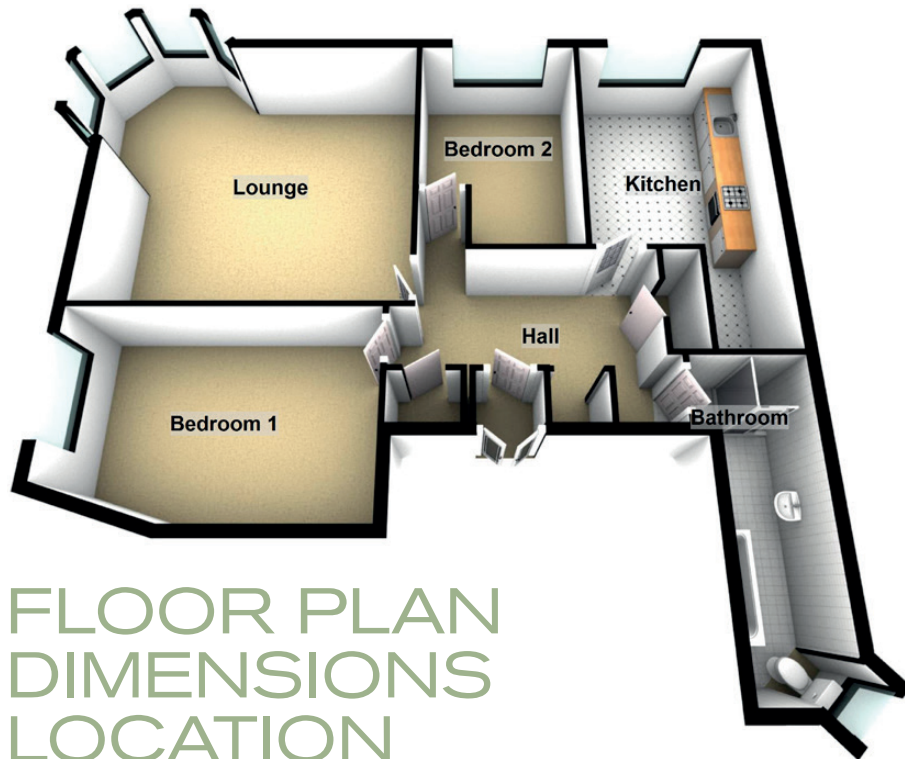
Robertson Street is in a fantastic setting in the heart of Greenock's stunning West End. Greenock, Gourock and Port Glasgow town centres are all within easy reach, along with the charm offered by the villages of Inverkip, Wemyss Bay and Kilmacolm. Local amenities are close by, providing a full comprehensive 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.

McEwan Fraser is delighted to present this absolutely superb two double bedroom tenement style flat to the market. This top floor flat occupies a unique corner position at the end of Robertson Street and benefits from views across the Clyde from most of the principal rooms. Internally, the property is present in excellent condition and would represent a superb first time buy or potential investment flat.

The first thing that catches your eye when you enter building is just how bright and well maintained the close is. The is largely due a majority of owner occupiers who have worked together to maintain the communal areas. The flat is entered through imposing storm doors and benefits from a spacious hallway. There is plenty of space for some free-standing storage if required. The reception room occupies a corner position and is focused towards a turreted window with views toward the river. Period features have been retained which give the room real character. Immediately adjacent to the reception room, you find the master bedroom. Generous floor space provides for ample free-standing furniture. The second bedroom is also an ample double room. The kitchen/diner is to the rear and has recently been substantially upgraded. Comprised of a full range of base and wall mounted units, the kitchen boasts ample prep and storage space for the aspiring chef. Induction hob, electric oven and dishwasher are integrated while space has been provided for free-standing fridge freezer and washing machine. Internal accommodation is completed by a contemporary bathroom which boasts natural light, three piece suite and separate shower.

The communal areas provide access to a private section of the buildings cellar which provides useful additional storage space. To the rear, there is a communal drying green. Finally, for extra warmth and comfort, the property boasts gas central heating and double glazing.





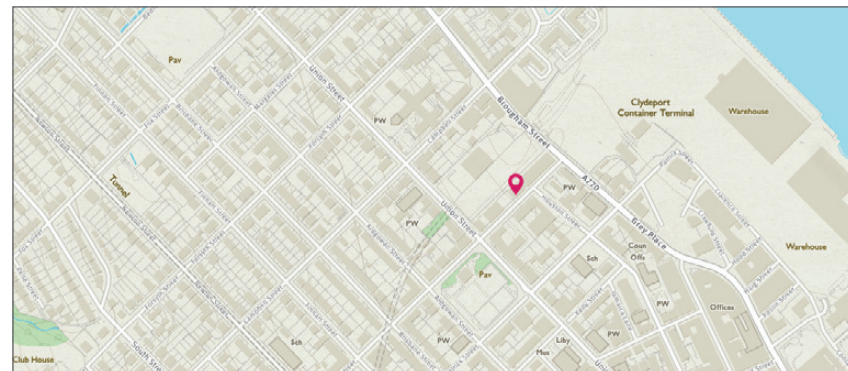
FLOOR PLAN DIMENSIONS LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 5.00m (16'5")
Kitchen	3.10m (10'2") x 2.00m (6'7")
Bathroom	4.80m (15'9") x 1.40m (4'7")
Bedroom 1	4.90m (16'1") x 3.30m (10'10")
Bedroom 2	4.00m (13'1") x 2.70m (8'10")

Gross internal floor area (m²) - 100m²

EPC Rating - E



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Part
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