



**2/1, 132, CATHCART
STREET, GREENOCK, PA15 1BQ**



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ESTATE AGENTS



Description

Set within an attractive "B" listed red sandstone property built in c. 1899 adjacent to Cathcart Square and the Municipal Buildings in the centre of Greenock this immaculately presented, freshly decorated two bedroom SECOND FLOOR FLAT offers bright and generous sized living. A character filled communal staircase features period style ornate handrail, wall tiling, tiled landing outside the flat entrance which can be secured by a folding wrought iron gate . The building is protected by a security door entry system. Once inside the flat there are traditional high ceilings which add further to the period character.

There are secondary double glazed windows to the front of the property and single glazed rear windows. Gas central heating is installed. Situated close to Greenock Central railway station providing a frequent service to Glasgow which is ideal for commuters. Convenient for range of local amenities, shops, cafes and restaurants. We understand resident's can apply for a permit to park in the car park opposite the building. The flat has been successfully leased in recent years and regularly tested to comply with the latest safety regulations.

Highly impressive accommodation comprises: Reception Hallway by single glazed door with inbuilt cupboard. The front facing Lounge features two window formations and is an airy, spacious room with views towards the Wellpark. There is a quality fitted Kitchen with white high gloss units, blue toned granite style work surfaces and splashback tiling. Appliances include: extractor hood, electric ceramic hob, oven, fridge, freezer and washing machine.

There are two double sized Bedrooms. The 1st bedroom benefits from a walk in wardrobe. The Bathroom offers a quality three piece suite comprising: pedestal wash hand basin, wc and bath with chrome style shower. Additional specification includes: partial wall tiling and rear window.

Early viewing is highly recommended. EPC = D.

Measurements

Hallway

Lounge

5.38m x 4.22m (17'8 x 13'10)

Kitchen

2.77m x 3.53m (9'1 x 11'7)

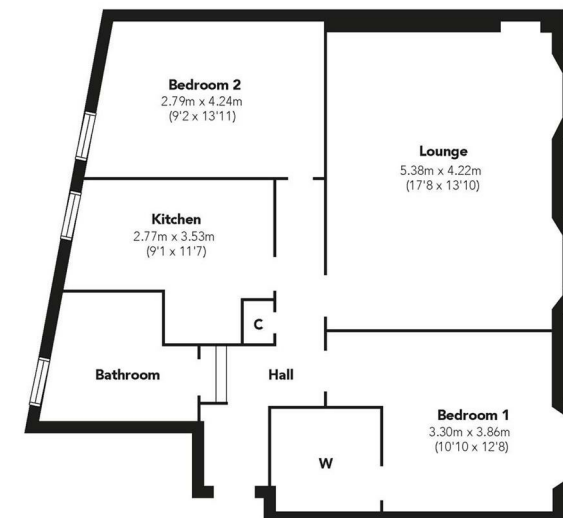
Bedroom 1

3.30m x 3.86m (10'10 x 12'8)

Bedroom 2

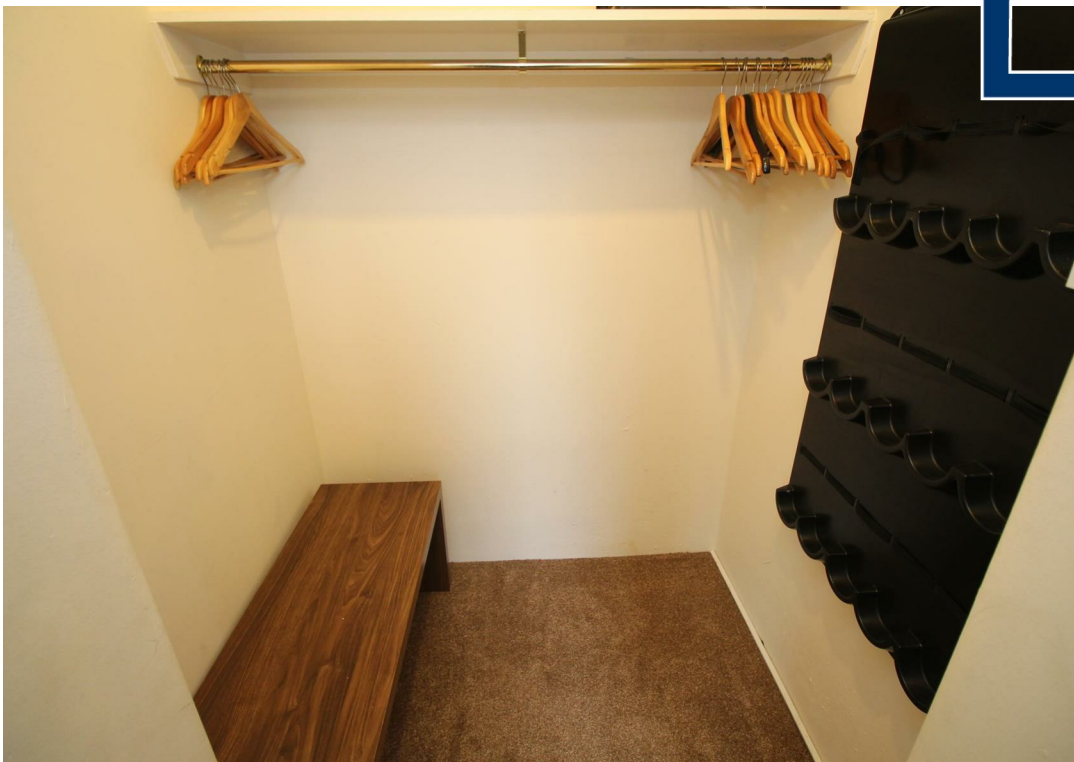
2.79m x 4.24m (9'2 x 13'11)

Bathroom



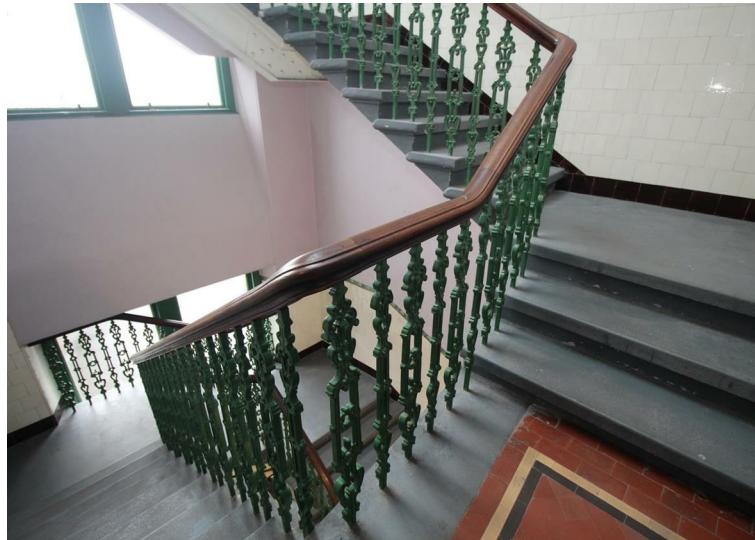
Floorplans are indicative only - not to scale
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