



With panoramic views of the Firth of Clyde this **FIRST FLOOR LUXURY APARTMENT** offers spacious living. Hallway, lounge, kitchen, two bedrooms (master en-suite), bathroom & utility. GCH & DG. Secured entry, allocated parking space & private balcony area.

FLAT 1/1, 202 ELDON STREET, GREENOCK PA16 7AS

Offers Over: £260,000

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Presented to the market in immaculate condition. Welcoming hallway giving access to all accommodation and benefiting from two storage large cupboards. The hallway provides access to a plumbed utility area. Fabulous-sized open plan lounge/kitchen. The lounge features French doors leading you to a private balcony area and provides stunning views of the Firth of Clyde and beyond. Neutral decor. Luxury modern fitted dining kitchen to the rear hosting a variety wall and base units providing ample work and storage space. Tiled splashback under wall units together with complementing work and floor surfaces. Feature lighting. Appliances included are:- extractor, electric hob and oven, dishwasher and fridge/freezer.

The property benefits from two good-sized double bedrooms both with fitted mirrored wardrobes. Both bedrooms are of modern decor. The master bedroom with the added benefit of a modern en-suite shower room. Hosting w.c, wash hand basin and shower cubicle.

The family bathroom comprises vanity unit incorporating w.c. and wash hand basin and bath with over shower.

The development has lift access and well maintained landscaped communal areas. Access to walk way and the beachfront providing outstanding views of the Firth of Clyde and beyond. The property is centrally located with Greenock's prestigious Esplanade within 2 minutes' walk. The town centre is just a short walk away. There is regular transport to Glasgow Airport and Glasgow City Centre within walking distance. Primary & Secondary schooling is nearby.

ACCOMMODATION

Lounge/Kitchen - 6.73m(22'0")x3.74m(12'2")approx.

Bedroom one - 3.50m(11'4")x2.65m(8'6")approx.

En-suite - 2.41m(7'9")x1.33m(4'3")approx.

Bedroom two - 3.04m(9'9")x2.69m(8'8")approx.

Bathroom - 2.63m(8'6")x1.84m(6'0")approx.

VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their solicitor or surveyor. The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.