



BestMove is ecstatic to bring to the market this fabulous **SECOND FLOOR FLAT** located on Greenock's immensely popular Esplanade and featuring stunning views out towards the River Clyde. Excellent family accommodation with gas central heating and double glazing throughout. Communal rear gardens.

**FLAT 2/2, 8 SANDRINGHAM TERRACE, ESPLANADE, GREENOCK
PA16 7XL**

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BestMove is ecstatic to bring to the market this fabulous SECOND FLOOR FLAT located on Greenock's immensely popular Esplanade and featuring stunning views out towards the River Clyde. Excellent family accommodation with gas central heating and double glazing throughout. Communal rear gardens with communal storage shed and cellar.

Entrance leading to welcoming hallway which gives access to all accommodation and hosts two storage cupboards one of these being a large walk-in cupboard. Wonderful family lounge to the front providing a great living space and comprising large Bay Windows which provide picturesque views of the beautiful River Clyde. Elegant original fireplace with living flame gas fire. Spacious fitted dining kitchen to the rear consisting of a variety of wall and base units providing ample work and storage space. The integrated appliances include the electric hob with hood over, double oven and grill and the dishwasher. Great-sized pantry and utility room providing fantastic storage.

Modern family shower room fabulously decorated and comprising w.c., wash hand basin with vanity unit and sizeable shower cubicle.

The flat benefits from three generously-sized double bedrooms. Bedroom one is located to the front and provides wonderful views as well as featuring a walk-in storage cupboard. Bedroom two is to the rear of the flat with bedroom three to the front. All three bedrooms comprise original fireplaces.

Early viewing of the property is highly recommended.

ACCOMMODATION

Lounge - 6.55m(21'4")x4.39m(14'4")approx.

Kitchen - 4.08m(13'3")x3.41m(11'1")approx.

Utility room - 5.21m(17'0")x2.38m(7'8")approx.

Bedroom one - 4.82m(15'8")x3.75m(12'3")approx.

Bedroom two - 4.11m(13'4")x3.38m(11'0")approx.

Bedroom three - 4.79m(15'7")x2.79m(9'1")approx.

Shower room - 4.37m(14'3")x1.46m(4'7")approx.

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.