



68, CRUNES WAY, GREENOCK, PA15 2WH

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ESTATE AGENTS









# Description

**\*\*CLOSING DATE ON TUESDAY 26TH MARCH AT 11AM\***

Offering an immaculately presented family home in a waterfront location within the sought after Kingston Dock development this four bedroom SEMI DETACHED VILLA is set over three levels with unrestricted views towards the River Clyde and Helensburgh.

Paved/pebbled driveway offers essential off street parking for two cars. There is a lawned front garden. The south facing rear garden is enclosed by fencing and features a decked area and lawn which are ideal spaces for relaxing with family/friends on summer days. Specification includes: double glazing, gas central heating and laminate flooring.

Ground Floor comprises: Hallway which is reached by double glazed door. The bright lounge with front facing window benefits from views towards the River Clyde. The quality fitted Dining Kitchen overlooks the rear garden. There are grained style units and grey toned work surfaces. Appliances include: extractor hood, electric ceramic hob, oven, fridge/freezer and dishwasher. There is ample space for a table and chairs which is perfect for family living. A double glazed door leads to the rear garden.

Stairs lead to the 1st Floor Landing which has an inbuilt cupboard. The first floor comprises: a double Bedroom offering impressive River Clyde views plus two further rear facing single Bedrooms. The family Bathroom with side window benefits from a three piece suite comprising: pedestal wash hand basin, wc and bath with mixer shower plus partial wall tiling.

The 2nd Floor Landing leads to a spacious Master Bedroom with built in wardrobes which again benefits from impressive views. The Ensuite Shower Room features a three piece suite offering: pedestal wash hand basin, wc and shower cubicle with chrome style shower. There is partial wall tiling plus tiled floor.

Immediate viewing is essential for this rare opportunity to purchase a family home of this design next to the waterfront in Kingston Dock. EPC=

# Measurements

Hallway  
Lounge  
3.61m x 4.39m (11'10 x 14'5)  
Dining Kitchen  
4.67m x 2.82m (15'4 x 9'3)  
1st Floor Landing  
Bedroom 1  
2.57m x 2.84m (8'5 x 9'4)  
Bedroom 2  
2.69m x 2.31m (8'10 x 7'7)  
Bedroom 3  
2.29m x 2.34m (7'6 x 7'8)  
Family Bathroom  
2nd Floor Landing  
Master Bedroom  
3.61m x 4.32m (11'10 x 14'2)  
Ensuite Shower Room























The  
next  
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

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