



**1, SMITHSTON COTTAGES, INVERKIP
ROAD, GREENOCK, PA16 9EY**



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ESTATE AGENTS



Description

Competitively priced below Home Report value £90,000. Situated within a seldom available location this traditional two bedroom plus boxroom UPPER QUARTER VILLA with private side entrance door features a private driveway offering off street parking for up to three cars. There is a small private section of lawn next to the driveway and the south facing rear garden/drying green is a communal area shared with the downstairs neighbour.

Lies close to Branchton railway station which provides a regular rail service to Glasgow which is ideal for commuters. A degree of internal upgrading/ redecoration is required which is reflected in the asking price. Specification includes: double glazing and gas central heating. Loft access by hatch from the hallway.

Accommodation comprises: Entrance Vestibule is reached by a timber door with side window and Staircase leads to the Hallway with inbuilt cupboard. The rear facing Lounge is a spacious room with archway leading to a recess which could be used a dining area. There is an electric fire and marble hearth. The Kitchen features windows to the side and rear plus a range of grey toned fitted units and granite style work surfaces.

There are two double sized Bedrooms. The 1st bedroom is a generous sized room with four light bay window formation. A Boxroom could be used as Home Office and has a window providing ventilation from the 1st bedroom. There is a rear facing Bathroom with three piece suite offering: pedestal wash hand basin, wc and bath with mixer shower plus additional "Triton" shower and partial wall tiling.

Early viewing is advised for this rare opportunity to purchase a home in this location. EPC = D

Measurements

Entrance Vestibule/Stair

Hallway

Lounge

3.81m x 5.03m (12'6 x 16'6)

Kitchen

3.78m x 1.60m (12'5 x 5'3)

Bedroom 1

3.66m x 4.47m (12'0 x 14'8)

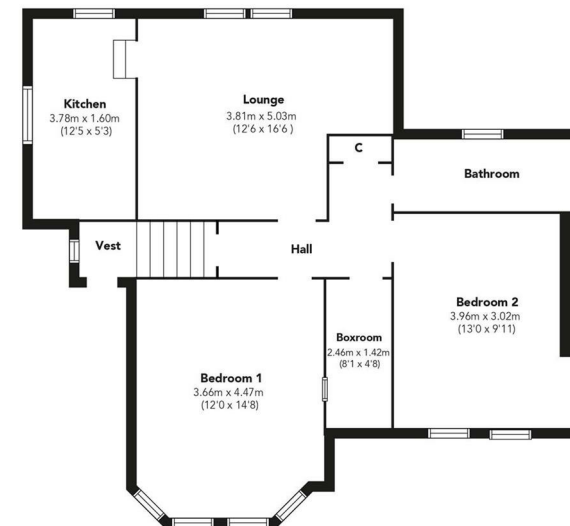
Bedroom 2

3.96m x 3.02m (13'0 x 9'11)

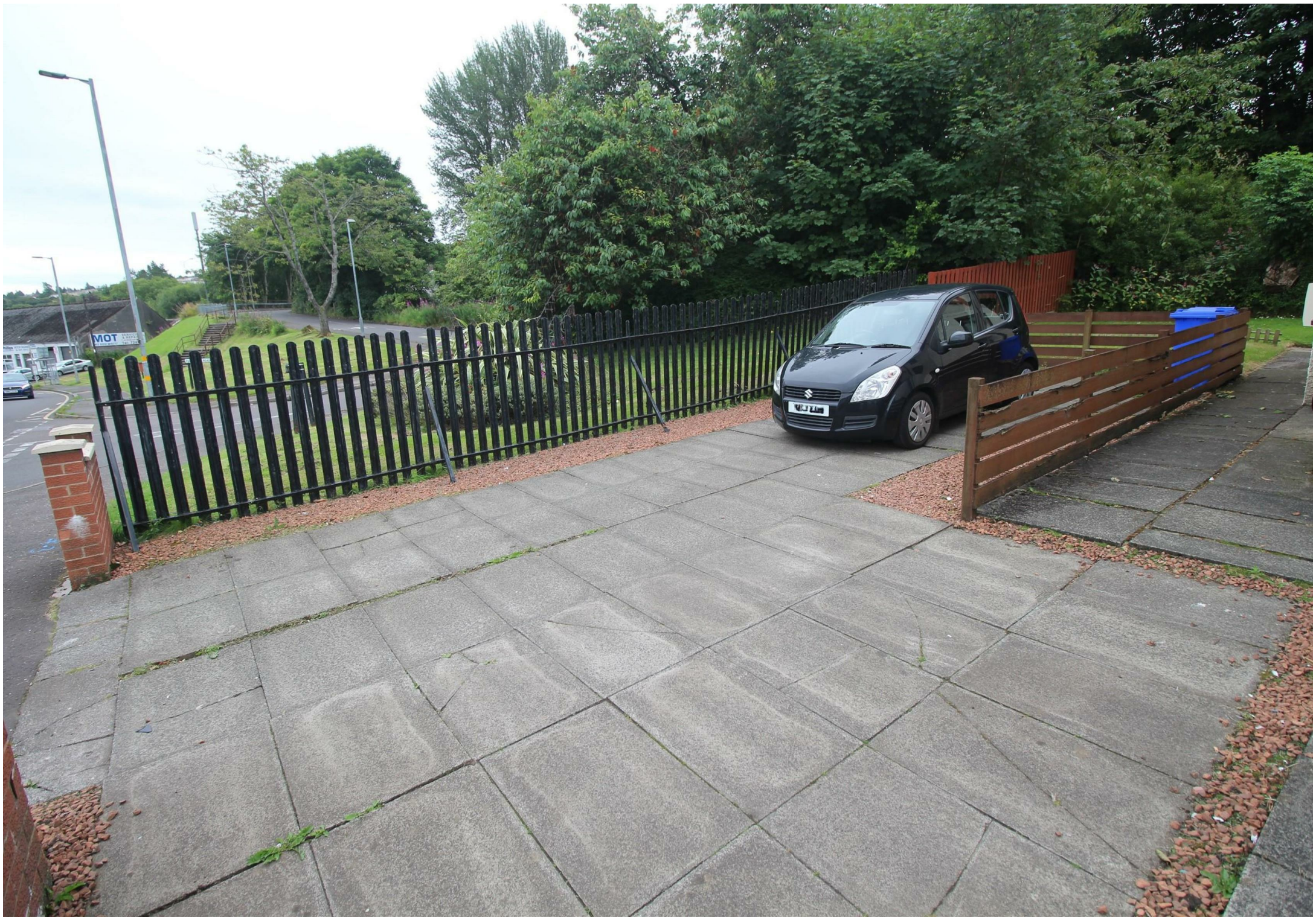
Boxroom

2.46m x 1.42m (8'1 x 4'8)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans 









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