



70, DRUMILLAN HILL, GREENOCK, PA16
0XE



 neillclerk
ESTATE AGENTS



Description

This two bedroom MID TERRACED VILLA enjoys a rarely available position backing onto the countryside with rear views over fields and lies within a sought after residential area. The property is an ideal first time buy or family home. A particular feature is recently upgraded dining kitchen. There is a lawned garden to the front and an enclosed rear garden with decked areas and shed. Allocated parking spaces for two cars.

Specification includes: double glazing with new front and rear doors installed in 2024 and gas central heating with new boiler installed in January 2025. Lies on a bus route with service to centre of Greenock. We are advised the loft is insulated and superfast broadband is available in this location.

The bright family accommodation comprises: Entrance Porch by composite double glazed door with side window and inbuilt cupboard. The front facing Lounge features laminate flooring. There is an airy refitted quality Dining Kitchen which overlooks the rear garden with a UPVC double glazed door giving direct access to the decked area. There is a range of white high gloss fitted units, grained style work surfaces and matching splashback. Appliances included: extractor hood, electric ceramic hob, oven, integrated microwave, dishwasher and fridge/freezer. There is space for a dining table and chairs which is perfect for family living.

Stairs lead to the Upper Landing. There are two Bedrooms which both benefit from fitted wardrobe storage. The Bathroom features a three piece suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower. There is a wall tiling and an inbuilt storage cupboards.

Viewing is highly recommended for this rare chance to own a home next to the countryside. EPC = C.

Measurements

Entrance Porch

Lounge
4.80m x 4.72m (15'9 x 15'6)

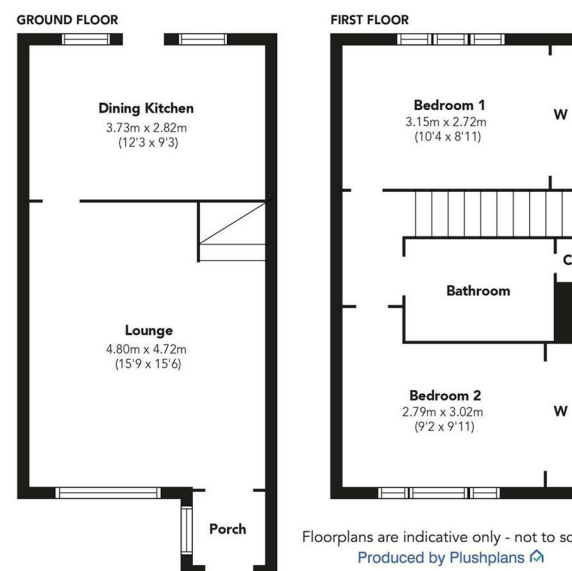
Dining Kitchen
3.73m x 2.82m (12'3 x 9'3)

Upper Landing

Bedroom 1
3.15m x 2.72m (10'4 x 8'11)

Bedroom 2
2.79m x 3.02m (9'2 x 9'11)

Bathroom













Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

The
next
step..



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

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)