



4, IONA STREET, GREENOCK, PA16 7JG



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ESTATE AGENTS







## **Description**

Set within a popular location this well presented two bedroom UPPER QUARTER VILLA provides an ideal first time purchase and would also suit downsizers. A particular feature are the spacious sections of private garden which extend to the side and a section of the rear garden. The gardens feature a lawned plot and pebbled area with shrubs plus a shared rear drying green.

Specification includes: double glazing and gas central heating. A hatch with pull down ladder offers access to a partially floored loft providing storage. There is a cellar store located to the side of the property. Lies convenient for local amenities and transport facilities.

Apartments comprise: Entrance Stair by double glazed UPVC door leads to the Hallway with side window and inbuilt cupboard. The front facing Lounge is a bright apartment with views towards the countryside in the distance. There is an "L" shaped Kitchen featuring cream high gloss units, blue toned granite effect work surfaces and splashback tiling. There are windows to the front and side plus the gas cooker is included.

There are two rear facing double sized Bedrooms. The 1st bedroom benefits from an inbuilt storage cupboard. There is a Shower Room with side window and three piece suite comprising: vanity wash hand basin, wc and shower cubicle with chrome style shower plus partial wall tiling.

Immediate viewing advised for this affordable home with generous size private sections of garden. EPC = C

## **Measurements**

Entrance Stair

Hallway

Lounge

3.94m x 4.42m (12'11 x 14'6)

Kitchen

3.23m x 1.80m (10'7 x 5'11)

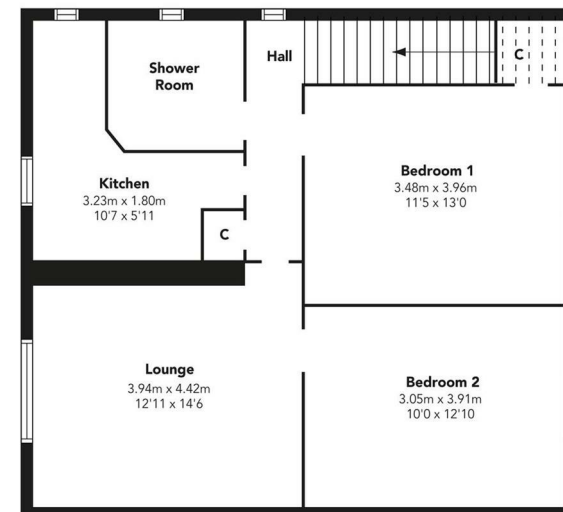
Bedroom 1

3.48m x 3.96m (11'5 x 13'0)

Bedroom 2

3.05m x 3.91m (10'0 x 12'10)

Shower Room



Floorplans are indicative only - not to scale  
Produced by Plushplans 





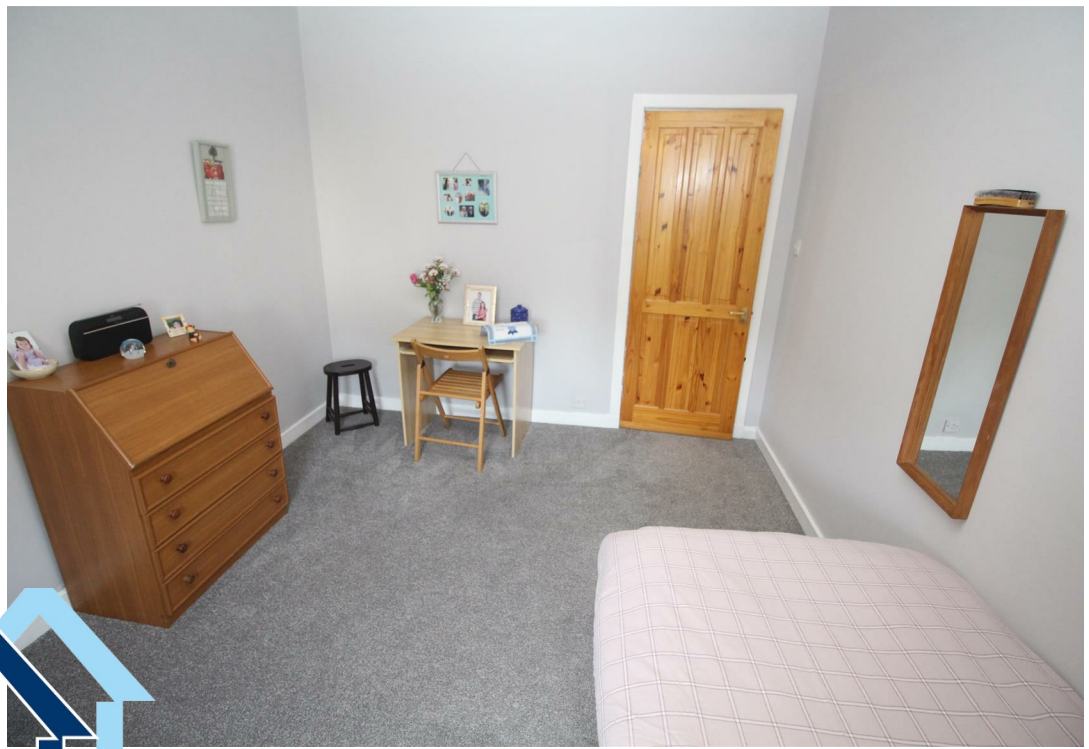
















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