



## **Description**

Offering an ideal rental investment opportunity this two bedroom FIRST FLOOR FLAT lies convenient for amenities, local schooling and transport facilities. A degree of redecoration is required which is reflected in the asking price. There is a secure entry door to the communal entrance. Specification includes: double glazing and wet electric central heating (not tested). There is a shared rear drying green.

Accommodation comprises: Entrance Hallway by timber door with three inbuilt cupboards. There is a bright dual aspect Lounge with windows to the front and side. The Kitchen features a rear window, white fitted units and black/grey toned marble style work surface areas.

There are two double sized Bedrooms. The Bathroom with rear window and wet wall panelling has a three piece suite including: pedestal wash hand basin, we and bath.

Early inspection is advised for this affordable property. EPC = D

Offers Over £34,000



Hall

Lounge

4.95m x 3.63m (16'3 x 11'11)

Kitchen

3.28m x 1.93m (10'9 x 6'4)

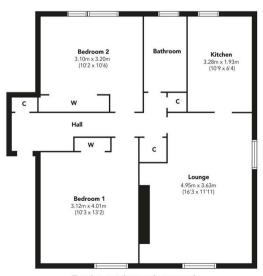
Bedroom 1

3.12m x 4.01m (10'3 x 13'2)

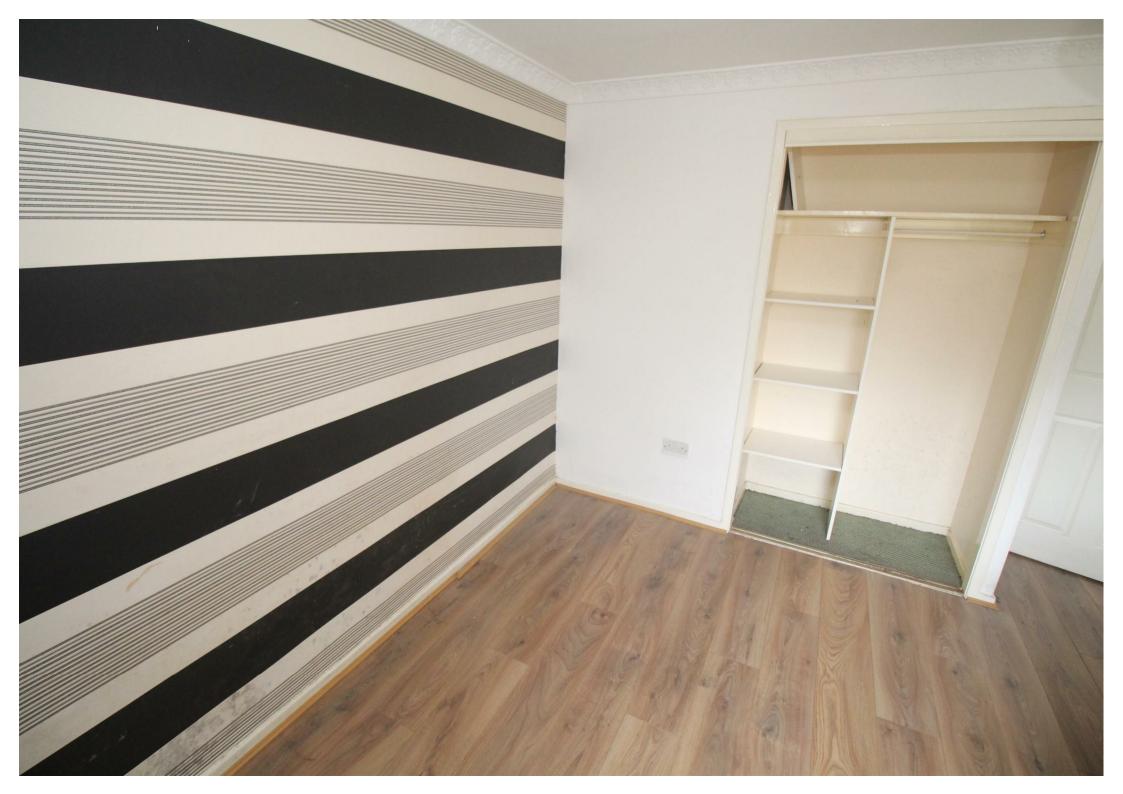
Bedroom 2

3.10m x 3.20m (10'2 x 10'6)

Bathroom



Floorplans are indicative only - not to scale Produced by Plushplans ♠











## **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.

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

t: 01475 888400

e: sales@neillclerk.co.uk w: www.neillclerk.co.uk

