

*Brian Harkins
Estate Agents*



8 LAWERS PLACE, GREENOCK, PA16 9LE

OFFERS OVER £218,000

3 BEDROOM BUNGALOW - DETACHED

EPC BAND:C

This elegant and attractive DETACHED BUNGALOW within a highly popular residential development is presented to the market in excellent order with well maintained garden grounds to the front and rear with outstanding views over the hillside.

Accommodation on offer comprises of Entrance Hallway with two storage cupboards, leading into Bright and Stylish Lounge with Patio doors onto rear garden. Fitted Kitchen with ample storage in both floor and wall mounted units, Gas Hob, Electric Oven, storage cupboard and door leading onto rear garden. Dining Room which could also be used as fourth bedroom.

Three Double Bedrooms all with mirrored fitted wardrobes, one with ensuite.

Bathroom with two piece suite and separate shower cubical with mixer shower, tiling throughout.

The specification of this property includes Gas Central Heating and Double Glazing.

There are well maintained garden grounds to the front and rear. The rear garden is mainly laid with law and Decked patio area. There are outstanding views surrounding this property of the Hillside.

Three car driveway with Garage.

Viewing is Highly recommended to fully appreciate the accommodation on offer and the locale.

Lounge

15'8" x 13'1" (4.8 x 4.0)



Kitchen

12'9" x 9'10" (3.9 x 3.0)



Dining Room

13'1" x 9'10" (4.0 x 3.0)

Master Bedroom

10'9" x 10'5" (3.3 x 3.2)



Ensuite



Bedroom 2

11'1" x 9'10" (3.4 x 3.0)



Bedroom 3
11'1" x 9'10" (3.4 x 3.0)



Bathroom
5'10" x 5'6" (1.8 x 1.7)



IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B		68	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

Brian Harkins
Estate Agents

