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5 DON STREET, GREENOCK, PA16 7JB

OFFERS OVER £84,000

2 BEDROOM HOUSE - SEMI-DETACHED

EPC BAND:D

Nestled within a popular residential district of Greenock this SEMI DETACHED property is an ideal family home set within a quiet Cul-De-Sac. This home offers spectacular views over the Greenock Cut and offers bus link close by to the local town centre.

This two-bedroom property has entrance hallway leading into kitchen and lounge area. The lounge includes laminate flooring throughout and has both front and rear facing windows with the front window offering views across the hills.

The kitchen area comprises of both floor and wall mounted units with laminate flooring. There is a back door leading out to the garden.

On the upper level there is two double bedrooms with bedroom number one offering built in storage cupboards. Both bedrooms are freshly decorated and carpeted.

Bathroom with Wet room facilities and Electric Shower, two-piece white suite, wet wall and tiling throughout.

Front garden offers partial slabbed area suitable for parking space with the rest being mainly laid to lawn. Large rear garden offers privacy including both patio and a drying area.

Gas central heating and double glazing throughout the property. All internal doors have recently been upgraded and offer a modern feel within the home.

Viewing is essential to appreciate the accommodation on offer.

Lounge

19'7" x 10'7" (5.98 x 3.24)



Kitchen

14'3" x 7'8" (4.36 x 2.35)



Bedroom 1

12'4" x 9'10" (3.76 x 3.02)



Bedroom 2

12'4" x 9'6" (3.76 x 2.90)



Bathroom

6'0" x 5'9" (1.84 x 1.76)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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.

