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FLAT C, 17 MEARN'S STREET, GREENOCK, PA15 4PX

OFFERS OVER £39,999

1 BEDROOM FLAT - PURPOSE BUILT

EPC BAND:D

Enjoying location close to Greenock Town Centre this TRADITIONAL FIRST FLOOR FLAT offers an excellent starter accommodation for the first time purchaser. Presented to the market in good condition, Close to transport links for further a field.

The property on offer comprises of Welcoming Entrance Hallway with walk in storage cupboard.

Bright and Spacious Lounge with feature Large Bay window formation to the front with views towards the Firth of Clyde.

Breakfasting Kitchen with ample storage in both floor and wall mounted units, Gas Hob, Electric Oven and Extractor Hood.

Good size Double Bedroom to rear of property with Fitted mirror wardrobes.

Bathroom with two piece white suite and separate shower cubical with wet wall panels and Electric Shower.

The specification of this property includes Electric Heating and Double Glazing, Security Door Entry System.

There is a well kept communal resident's rear Garden with Drying Green with garden grounds laid mainly with lawn.

Viewing is essential to appreciate the accommodation and locale of the property on offer.

Lounge
11'6" x 16'4" (3.52m x 4.99m)



Kitchen
7'8" x 5'9" (2.35m x 1.77m)



Bathroom
11'6" x 4'4" (3.51m x 1.34m)



Bedroom
13'1" x 8'5" (4.01m x 2.57m)



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.



