Brian Harkins
Estate Agents

11 ARDGOWAN STREET, GREENOCK, PA16 8LE

OFFERS OVER £100,000

2 BEDROOM FLAT - PURPOSE BUILT   EPC BAND:C

This two bedroom TOP FLOOR FLAT is located in the much sought after residential development in Greenock, ideal accommodation for a variety of purchasers. There is a wealth of amenities on the doorstep with residents private parking to the rear.

The accommodation on offer comprises Reception hallway giving access to all accommodation with two storage cupboards.

Bright Lounge offers good sized living area, Large bay window allowing natural sunlight throughout.

Fitted Kitchen hosting a variety of wall and floor units providing ample work and storage space, Electric Hob and Oven with extractor.

Two good sized bedrooms one with fitted wardrobes and other with storage cupboard.

Family Bathroom with three piece white suite, wall mounted electric shower and screen, tiling throughout.

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

Lounge
19'5" x 14'7" (@ widest point) (5.93 x 4.47 (@ widest point))

Kitchen
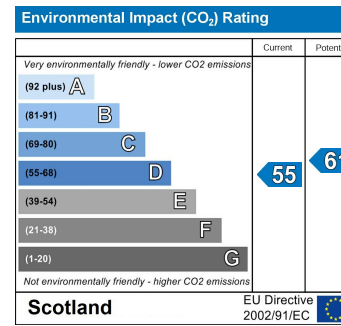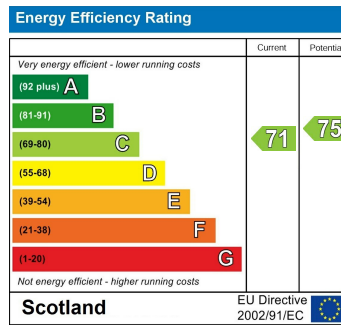*11'11" x 7'4" (3.64 x 2.25)*

Bedroom 2
11'2" x 8'2" (3.41 x 2.51)

Bedroom 1
11'1" x 11'3" (3.38 x 3.44)

Bathroom
6'0" x 7'3" (1.83 x 2.21)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	55	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 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.

18 John Wood Street, Port Glasgow, Inverclyde, PA14 5HU
T. 01475 741850 | F. 01475 745599 | enquiries@brianharkinsfs.com

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