

A semi-detached house with a grey slate roof and white walls. The house has a central white door and several windows, including two dormer windows on the roof. In the foreground, there is a gravel driveway with concrete strips, a green lawn, and a dark grey fence. The sky is blue with some clouds.

*Brian Harkins
Estate Agents*

33 WESTMORLAND ROAD, GREENOCK, PA16 0TL

OFFERS OVER £84,000

2 BEDROOM HOUSE - SEMI-DETACHED

EPC BAND:D

*****CLOSING DATE FRIDAY 28TH JUNE @ 12 NOON*****

An exceptionally well presented SEMI DETACHED VILLA situated on the preferable side of Westmorland Road where it benefits from a driveway and essential off road parking. This superb family home is ideally located for many amenities including transport links, schooling and local shops.

The accommodation comprises of an Entrance Vestibule which leads into a welcoming Reception Hallway. The entrance level features a spacious Lounge with dual windows to front and rear of property, Feature Alcove storage.

The Fitted Kitchen with both floor and wall mounted unit, Gas Cooker, access to rear garden.

Family Bathroom with three piece white suite and over the bath wall mounted shower, Tiling throughout, Heated Towel Rail.

The upper level of the property features two double Bedrooms. both with fitted storage cupboards

The specification includes Double Glazing, Gas Central Heating.

Garden grounds comprise of a Double Driveway and front Lawn, to the rear there is a feature raised decking Terrace and lawn sections.

Early viewing is essential in order to fully appreciate the location and this excellent family home.

Lounge

17'3" x 12'0" (5.26 x 3.66)



Kitchen

9'10" x 9'0" (3.01 x 2.75)



Bedroom 1

13'10" x 12'0" (4.23 x 3.66)



Bedroom 2

13'11" x 9'11" (4.25 x 3.04)



Bathroom

7'7" x 4'9" (2.33 x 1.47)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	
(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		
(39-54) E		
(21-38) F	56	
(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.

