



*Brian Harkins
Estate Agents*

32 GRANT STREET, GREENOCK, PA15 2BP

OFFERS IN EXCESS OF £104,000

C/TAX BAND: B

3 BEDROOM FLAT - CONVERSION

EPC BAND:D

An excellent opportunity to acquire a TRADITIONAL UPPER QUARTER VILLA over two levels situated in an ever popular area of the town and deserves early inspection. The accommodation is in good decorative order throughout and with well maintained communal rear garden grounds.

The accommodation on offer comprises of Entrance Vestibule, Welcoming Reception Hallway with Large walk in storage cupboard, Laminate flooring throughout. Bathroom Room with three piece white suite, tiling throughout. Bright and Stylish Lounge with Bay window overlooking front, original cornicing and ceiling rose.

Modern fitted Kitchen / Dining with ample storage in the form of floor and wall mounted units, Electric hob and Electric oven, Stainless steel chimney extractor. Cocktail bar area.

Double Bedroom on this level with window looking onto the rear garden.

On the upper level Two Double Bedrooms both rooms with Velux windows and one with large walk-in wardrobe storage.

Shower Room with two piece white suite and separate walk in electric shower, Heated Towel Rail.

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

The property has a communal rear garden grounds and Drying green. There is also a private storage Cellar.

COUNCIL TAX BAND B

Early viewing is essential to fully appreciate this accommodation on offer.

Lounge
14'7" x 11'5" (4.45 x 3.49)



Bedroom 1
14'9" x 9'1" (4.52 x 2.77)

Kitchen
15'2" x 10'9" (4.64 x 3.30)



Bedroom 2
12'0" x 7'3" (3.67 x 2.23)

Bathroom
7'8" x 3'4" (2.35 x 1.04)



Bedroom3
14'9" x 6'8" (4.50 x 2.04)

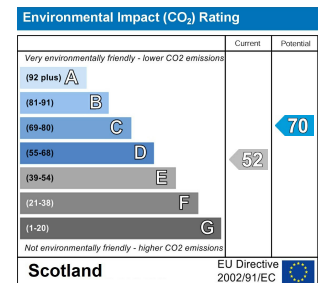
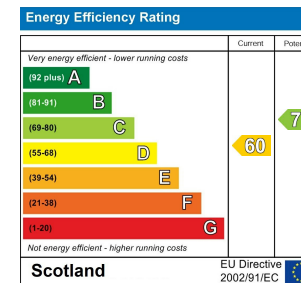
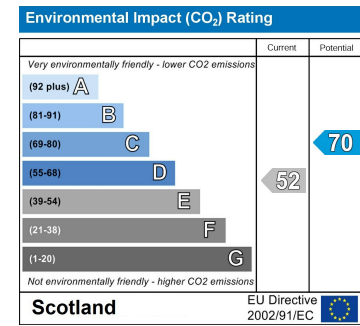
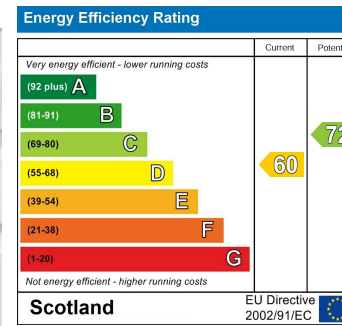


IMPORTANT NOTE TO PURCHASERS:

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.



Shower Room
8'1" x 5'5" (2.47 x 1.67)



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