

*Brian Harkins  
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*72 ROSE STREET, GREENOCK, PA16 7JT*

*OFFERS OVER £67,000*

*C/TAX BAND: A*

*2 BEDROOM FLAT*

*EPC BAND:D*

This property offers an opportunity to purchase a TWO BEDROOM UPPER QUARTER VILLA with a private side entrance. It lies within an area of Greenock with close bus links to town centre and also proximity to local schools. The accommodation is in good decorative order throughout with back garden and communal drying area.

The accommodation on offer comprises of an entrance with striking modern staircase made up of carpet and laminate design. This leads up to Welcoming Reception Hallway offering entrance into all other rooms of the property along with walk in storage cupboard.

Bright and Stylish Lounge providing access to a modern fitted kitchen which comprises of both wall and floor white gloss units providing plenty of storage, a gas hob with stainless steel extractor hood and a window looking over the garden to the rear of the property.

There are two generously sized double bedrooms - one with fitted mirror wardrobes.

Bathroom with shower, three piece white suite & wet wall throughout.

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

**Lounge**  
*15'0" x 11'6" (4.58 x 3.53)*



**Kitchen**  
*10'4" x 6'5" (3.17 x 1.97)*



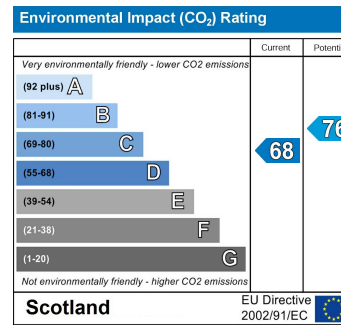
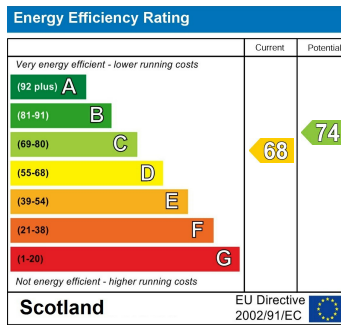
**Bedroom 1**  
*11'1" x 10'8" (3.40 x 3.26)*



**Bedroom 2**  
*12'7" x 8'7" (3.86 x 2.62)*

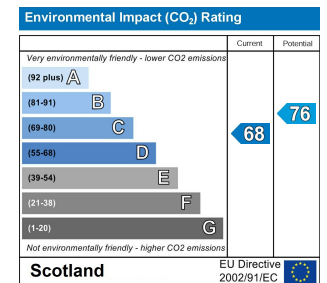
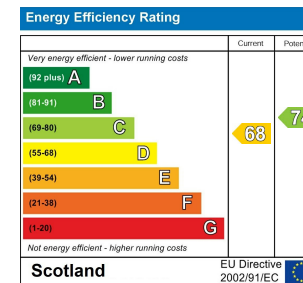


**Bathroom**  
*6'4" x 4'1" (1.94 x 1.25)*



### 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.



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