

*Brian Harkins
Estate Agents*



10 FIR STREET, GREENOCK, PA15 2PB

OFFERS OVER £84,000

C/TAX BAND: A

3 BEDROOM HOUSE - SEMI-DETACHED

EPC

An immaculately presented SEMI DETACHED VILLA providing a superb family home situated in close proximity to primary and nursery schooling and local bus routes. Uninterrupted views towards the Firth of Clyde and Hills beyond.

This spacious property offers accommodation comprising of a Welcoming Reception Hallway leading into a bright and spacious Lounge with windows to the front and rear allowing natural light in abundance.

The fitted Kitchen offers ample storage in both floor and wall mounted units with a door offering direct access into the large fully enclosed rear and side garden areas.

The fitted shower room comprises of an electric wall mounted shower with walk in shower facilities with vanity sink unit, Tiling throughout.

The upper level accommodation comprises of three spacious bedrooms one to the front of the property with stunning river views.

The specification of the accommodation includes Double Glazing, Gas Central Heating. Loft space for storage.

The garden grounds at front are laid mainly to stone chipping with Patio, a further side garden and the large enclosed rear garden is laid mainly to lawn with a slabbed patio area.

Early viewing is highly recommended to fully appreciate the seldom availability of the outstanding accommodation on offer within this excellent locale.

Lounge

19'6" x 11'7" (5.96m x 3.54m)



Kitchen

9'0" x 7'8" (2.76m x 2.34m)



Bedroom 1

9'3" x 6'10" (2.82m x 2.09m)



Bedroom 2

12'11" x 8'8" (3.96m x 2.65m)



Bedroom 3

12'3" x 13'0" (3.74m x 3.97m)



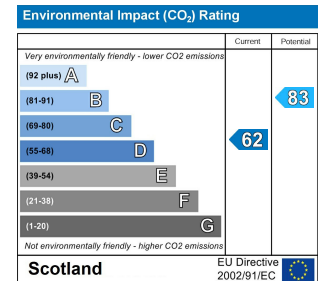
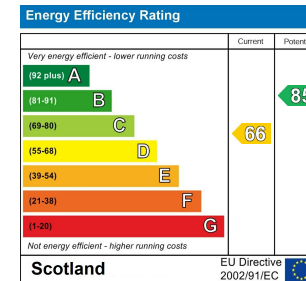
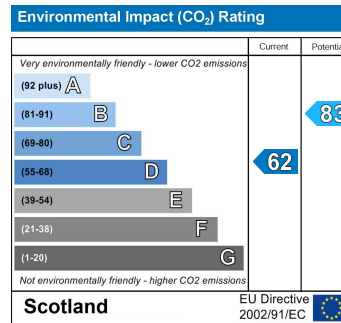
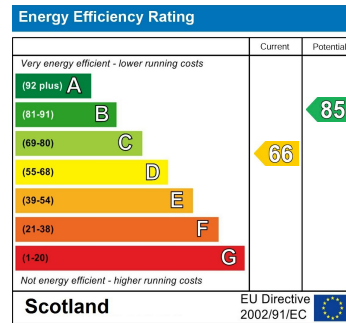
Bathroom
9'0" x 5'6" (2.75m x 1.68m)



IMPORTANT NOTE TO PURCHASERS:
**MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification

documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale**

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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