



*Brian Harkins
Estate Agents*

20 ROBERTSON STREET, GREENOCK, PA16 8NL

FIXED PRICE £115,000

C/TAX BAND: C

2 BEDROOM FLAT

EPC BAND:C

A well presented family sized TRADITIONAL TOP FLOOR FLAT in good order throughout. Enjoying a prime West End location. This property lies in close proximity to all Town Centre amenities and transport links for all surrounding areas.

Generous accommodation comprises of Welcoming Reception Hallway with storage cupboard. Bright and Spacious Lounge with feature large box window to front and window to side, original cornicing, feature Alcove storage and large storage cupboard.

Fitted Dining Kitchen with ample storage in both floor and wall mounted units.

Master Bedroom to the rear of property with cupboard and original cornicing. Further Double Bedroom to the front.

Bathroom comprising of a white two-piece bathroom suite with Separate walk in shower cubical, Tiling around shower cubical.

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

There is a communal Drying Green to the rear of the property and Cellar Storage.

Viewing is essential to appreciate the accommodation on offer and the locale.

Lounge
18'8" x 14'10" (5.71 x 4.54)



Kitchen
12'1" x 9'10" (3.69 x 3.01)

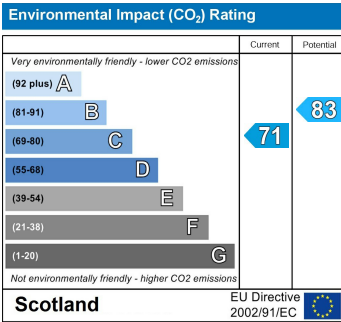
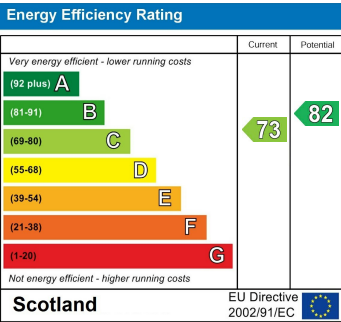


Bedroom 2
13'8" x 14'11" (4.17 x 4.57)



Bedroom 1
13'8" x 12'2" (4.17 x 3.73)

Bathroom
13'7" x 4'11" (4.16 x 1.50)



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.

