



*Brian Harkins
Estate Agents*

50 SCOTT WAY, GREENOCK, PA15 2WA

OFFERS OVER £210,000

C/TAX BAND: C

3 BEDROOM HOUSE - END TERRACE

EPC BAND:

This impressive TOWN HOUSE is set within enclosed garden grounds to the rear and is in a great location in the Kingston Dock Estate. Bright, beautifully proportioned and Well- presented accommodation catering perfectly for modern stylish family living over three levels.

The accommodation on offer comprises of Welcoming Reception Hallway with Hard Wooden flooring throughout, W.C. with two piece white vanity suite. Bright and Stylish Lounge with feature French Doors leading onto rear garden, Hard wooden flooring throughout.

Fitted Modern Breakfasting Kitchen with ample storage in both floor and wall mounted units, Gas Range Hob, Wall mounted Oven, Extractor Chimney and integrated Dishwasher, Washing Machine and Fridge / Freezer.

On the Second Level there is two good sized Bedrooms one with fitted floor to ceiling wardrobes.

Family Bathroom with three piece white suite, Heated Towel Rail, Tiling around Bath Area and Wash Hand Basin.

On the Top level is the Master Bedroom with Dressing Room area with two Double fitted wardrobes, Double Velux windows. En-suite with two piece white suite and Shower cubicle, Tiling throughout.

The front garden is laid to lawn with mature shrubs and the Enclosed rear garden is also laid to lawn with Decking terrace and Patio area.

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

Residents Allocated Parking for two vehicles.

The property together with the location should be viewed to be fully appreciated.

Lounge

13'0" x 14'6" (3.98m x 4.43m)



Breakfasting Kitchen

6'3" x 16'1" (1.93m x 4.92m)



W.C.

2'8" x 6'0" (0.83m x 1.84m)



Master Bedroom

13'2" x 10'8" (4.03m x 3.27m)



Ensuite

9'9" x 6'1" (2.98m x 1.86m)



Bedroom 2
 12'1" x 13'1" (3.69m x 4.00m)



Bathroom
 6'9" x 5'6" (2.06m x 1.68m)



Bedroom 3
 11'5" x 6'6" (3.50m x 2.00m)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
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(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
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