



*Brian Harkins  
Estate Agents*

*11B REGENT STREET, GREENOCK, PA15 4QX*

*OFFERS OVER £49,000*

*C/TAX BAND: A*

*3 BEDROOM FLAT - PURPOSE BUILT*

*EPC BAND:E*



This Beautifully presented three bedroom GROUND FLOOR ELEVATED FLAT is located in much sought after residential development in Greenock, ideal accommodation for a variety of purchasers. There is a wealth of amenities on the doorstep and also a short walk to train station and town centre.

The accommodation on offer comprises of Reception hall giving access to all rooms within the property. There is also a large storage cupboard.

Bright and Stylish Lounge with laminate flooring offers good sized living area, Large windows allowing plenty of natural light to flow through the room.

The upgraded fitted kitchen is definitely a highlight of this property. The grey high gloss floor and wall mounted units with black work surfaces gives a modern feel. It also comprises of a electric oven and hob. In addition there is large storage cupboard and space for a dining area making it a perfect spot to gather.

Three Double Bedrooms with two providing storage cupboards.

Bathroom comprises of bath, vanity unit and WC.

Double Glazing and Electric heating.

Viewing is strongly recommended to fully appreciate the accommodation on offer and the locale.

### **Lounge**

*11'5" x 16'0" (3.48m x 4.90m)*



### **Kitchen**

*11'3" x 11'5" (3.43m x 3.48m)*



### **Bedroom 1**

*10'7" x 12'0" (3.23m x 3.68m)*



### **Bedroom 2**

*12'0" x 10'9" (3.68m x 3.28m)*



### **Bedroom 3**

*10'4" x 12'0" (3.15m x 3.68m)*



**Bathroom**  
6'4" x 6'2" (1.95m x 1.88m)



**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.





