

A photograph of a modern, purpose-built flat. The living area features two large black leather sofas with white cushions, a dark wood coffee table, and a large flat-screen TV mounted on a wall with vertical slats. A fireplace is visible below the TV. In the background, a dining area with a glass table and white chairs is visible through a large bay window. A bar cart with various bottles is on the left.

*Brian Harkins
Estate Agents*

25 KELLY STREET, GREENOCK, PA16 8LA

OFFERS OVER £90,000

C/TAX BAND: A

2 BEDROOM FLAT - PURPOSE BUILT

EPC BAND:D

Set within the sought after area of the West End this CHARMING TOP FLOOR FLAT comes well presented to the market. This property is only a short walking distance to transport links as well as local primary school and town centre therefore would suit a variety of buyers.

The generous accommodation comprises of Welcoming Reception Hallway leading to all rooms of the home. The bright and spacious lounge has a large bay window offering different viewpoints over the West End. The current owner is utilising the bay window space as a dining area which compliments the spot well. Laminate flooring throughout.

There are two good sized bedrooms one with fitted mirrored wardrobes.

The modern kitchen includes both wall and floor mounted units providing plenty of storage, a gas hob, oven and extractor hood.

Bathroom comprising of a white three-piece bathroom suite, mixer shower with wetwall throughout.

The specification of this property include Gas Central Heating and Double Glazing. There is also a secure door entry system.

There is a communal drying green/back garden.

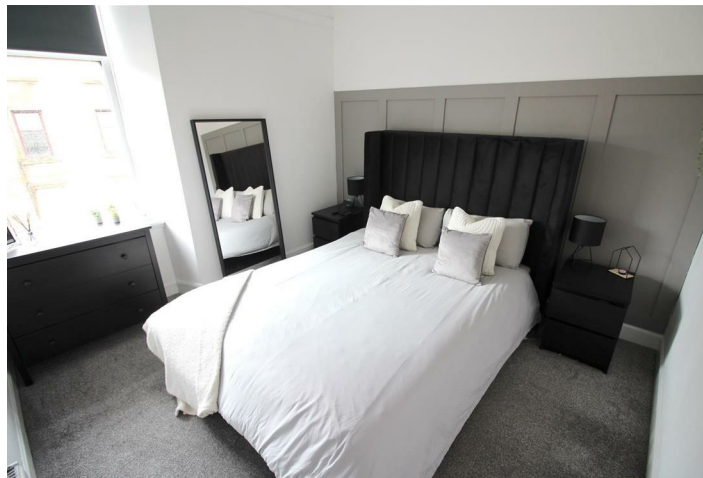
Viewing is essential to appreciate the accommodation on offer and the locale.

Lounge

Kitchen



Bedroom1



Bedroom 2



Bathroom



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.

