



*Brian Harkins
Estate Agents*

64 FINNART STREET, GREENOCK, PA16 8HJ

OFFERS OVER £153,000

C/TAX BAND: C

2 BEDROOM FLAT - CONVERSION

EPC BAND:C

Nestled within a prime West End location of Greenock you will find this internally upgraded two bedroom Upper Converted Main Door Flat. It offers tasteful décor throughout and sure to appeal to a variety of buyers. Early viewing is recommended.

The traditional sandstone flat is accessible by a staircase at the side of the building and offers a shared communal garden/drying area to the rear of the property.

Entrance to the flat is via a Welcome and Spacious hallway including original cornicing. Laminate flooring throughout.

Formal lounge with large bay window and original cornicing, this room leads the way into a modern fitted kitchen made up of wall and floor mounted high gloss units, integrated fridge/freezer, oven, gas hob and extractor hood.

There are 2 good sized bedrooms, both facing the rear of the property. The master bedroom comes complete with fitted sliding mirrored wardrobes and laminate flooring.

The bathroom comprises of a shower unit, and white 2-piece suite with vanity for extra storage.

There is also a floored and lined loft which current owner is utilising as an office space.

Specification of this property includes double glazing and gas central heating.

Lounge
19'10" x 13'0" (6.07 x 3.97)



Kitchen
16'7" x 6'2" (5.06 x 1.89)



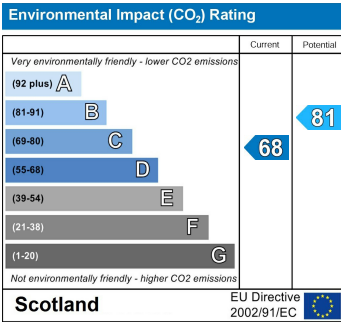
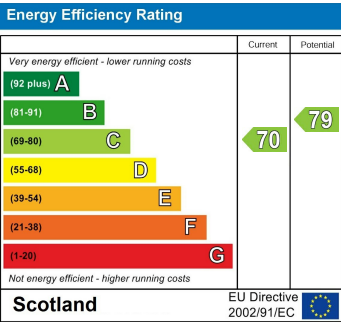
Bedroom 1
13'6" x 9'0" (4.14 x 2.75)



Bedroom 2
13'3" x 7'11" (4.05 x 2.42)



Bathroom
6'7" x 4'3" (2.03 x 1.30)



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.

