



*Brian Harkins
Estate Agents*

22, STRATHMORE GARDENS ROBERTSON STREET, GREENOCK, PA16 8NL

OFFERS OVER £70,000

C/TAX BAND: D

2 BEDROOM FLAT

EPC BAND:D

This GROUND FLOOR FLAT located within the hugely popular Residential Area and close to Town Centre location. A wide variety of local specialist shops are close at hand. Well worthy of an early inspection.

Accommodation on offer comprises of Welcoming Reception Hallway with two storage cupboards. Bright and Stylish Dining / Lounge with feature Bay windows, fitted Kitchen with ample storage in both forms of floor and wall mounted units, Electric Hob, oven and Extractor unit.

Two good sized Double Bedrooms both with built in fitted wardrobes.

Bathroom with three piece white suite and over the bath wall mounted Electric Shower, Tiling throughout.

The specification of this property includes Electric Heating and Double Glazing throughout.

Residents Private Parking.

Early viewing is highly recommended to fully appreciate both the property and the locale on offer.

Lounge
16'7" x 15'6" (5.06m x 4.74m)



Kitchen
9'3" x 6'6" (2.84m x 1.99m)

Bedroom 1
12'10" x 8'8" (3.92m x 2.65m)



Bedroom 2
12'10" x 8'8" (3.92m x 2.65m)

Bathroom
6'2" x 6'0" (1.90m x 1.84m)

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.





