



*Brian Harkins
Estate Agents*

103A ELDON STREET, GREENOCK, PA16 7RJ

OFFERS OVER £112,000

C/TAX BAND: B

3 BEDROOM FLAT - CONVERSION

EPC BAND: C

This quirky Three bedroom Attic Flat is located in a West End Prime location and a few minutes walk to Greenock Esplanade. It is convenient for local amenities, shops and transport facilities. Would ideally suit a variety of buyers. River Views

The property benefits from, entrance hallway with large storage cupboard. Large velux windows allows plenty of light to fill the living room.

There is a modern fitted dining kitchen, with white wall and floor mounted units and laminate flooring throughout. Electric Oven and Gas Hob.

Three bedrooms and Gas Central Heating throughout. The master bedroom benefits from mirrored fitted wardrobes.

The partially tiled bathroom comes with three-piece white suite and laminate flooring.

Outside space includes a communal drying area. Internal viewing of the property is highly recommended to appreciate the accommodation on offer.

Lounge

16'8" x 14'9" (5.10m x 4.50m)



Kitchen

14'5" x 13'1" (4.40m x 4.00m)



Bedroom 1

14'9" x 9'10" (4.50m x 3.00m)



Bedroom 2

10'9" x 7'6" (3.30m x 2.30m)



Bedroom 3

6'10" x 6'6" (2.10m x 2.00m)



Bathroom
6'2" x 5'6" (1.90m x 1.70m)



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.



