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80 OCTAVIA TERRACE, GREENOCK, PA16 7PY

OFFERS OVER £415,000

C/TAX BAND: F

3 BEDROOM FLAT

EPC BAND:C

Well-presented TOP FLOOR FLAT, commanding stunning uninterrupted panoramic views over the firth of Clyde and over to Helensburgh with Hills beyond, forming part of a select modern development in the popular Greenock West End. This impressive flat offers spacious, comfortable and well planned accommodation, served by a fully serviced lift which leads to all floors.

The property is attractively presented and has well planned accommodation on one level. The Welcoming Reception Hallway with three large storage cupboards. The formal Lounge Dining Room with feature five windows installed to make the most of the spectacular views. The Breakfasting Kitchen currently comprises floor and wall mounted units with integrated appliances including fridge/freezer, gas hob, oven and fan, washer Dryer, also boasts a balcony.

There are three well proportioned bedrooms, Master Bedroom with walk in wardrobes and En suite shower room with heated towel rails, views over looking Greenock Wanderer Rugby Club. Second Bedroom to the front has built in fitted mirrored wardrobes.

Completing the accommodation is the Bathroom with White three piece bath suite, Tiling throughout.

The flat is accessed either by means of a well maintained stair or a fully serviced lift which leads to all floors and there is residents allocated parking facilities in front of property.

Energy rating B, Council tax band E

Dining Lounge

22'10" x 19'10" (6.97m x 6.05m)



Breakfasting Kitchen

14'7" x 13'3" (4.47m x 4.06m)



Master Bedroom

11'5" 16'0" (3.49m 4.88m)



Ensuite

5'8" x 7'2" (1.75m x 2.20m)



Bedroom 2

15'8" x 11'2" (4.79m x 3.41m)



Bedroom 3
12'10" 10'4" (3.92m 3.16m)



Bathroom
7'2" x 5'6" (2.19m x 1.69m)



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.



