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3 JOHN STREET, GREENOCK, PA15 4SB

OFFERS OVER £41,000

C/TAX BAND: A

2 BEDROOM FLAT - PURPOSE BUILT

EPC BAND:C

This FIRST FLOOR FLAT is in a convenient location for Greenock Town Centre, road and rail links to Glasgow and surrounding areas, offering a great opportunity for the First Time Buyer. Well presented throughout .

Apartment comprises: Welcoming Reception Hallway with walk in storage cupboard.. Bright and Spacious Dining / Lounge with Dual windows formation to the front and side, feature fireplace and storage cupboard. Fitted Breakfasting Kitchen with ample storage in the form of both floor and wall mounted unit, Electric Hob and Oven, window looking onto rear Drying area.

Two good sized Double Bedrooms one with built in storage both looking out to side of property.

Family Bathroom comprises of three piece white vanity suite and over the bath mixer Shower and Screen, Tiling throughout.

The specification of this property included Double Glazing, Gas Central Heating throughout.

Communal rear gardens with drying green and Bin storage.

Security door entry system.

Viewing is high recommended and early inspection advised.

Lounge

10'11" x 14'6" (3.33m x 4.43m)



Kitchen

7'10" x 11'0" (2.41m x 3.36m)



Bedroom 1

9'11" x 11'2" (3.04m x 3.41m)



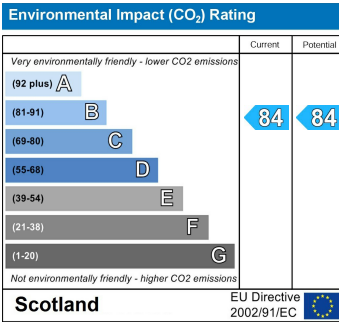
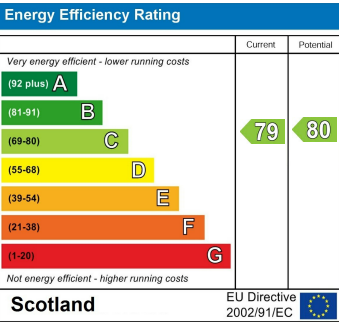
Bedroom 2

10'9" x 14'6" (3.30m x 4.44m)



Bathroom

4'9" x 7'1" (1.45m x 2.16m)



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.

