



*Brian Harkins
Estate Agents*

12 DEVON ROAD, GREENOCK, PA16 0LE

OFFERS OVER £88,000

C/TAX BAND: A

3 BEDROOM HOUSE - END TERRACE

EPC BAND:D

Offering an ideal family home which is seldom available, this END TERRACED VILLA is ideally located for many local amenities including transport links. This accommodation on offer could benefit from a degree of upgrading throughout.

The accommodation comprising of a Welcoming Reception Hallway with Laminate flooring throughout leading into a spacious Lounge / Dining Room with large picture frame window looking over Hillside to the rear, front window, storage cupboard, Laminate flooring throughout.

The Kitchen offers ample storage in the form of both base and wall mounted units. Access from the Kitchen to the rear garden.

The family Bathroom comprising of two piece white vanity suite with separate walk in shower cubicle Wet Walling throughout, Panel Ceiling.

The upper level of the property consists of three well proportioned Double Bedrooms two to rear has outstanding views over the Hillside and the one to the front has built in mirrored wardrobes.

The specification of the property includes Double Glazing and Gas Central Heating.

The enclosed garden grounds are located to the front, side and rear all laid with grass and Drying Green to the rear.

Early viewing is highly recommended in order to fully appreciate both the location and accommodation on offer.

Lounge
12'11" x 12'9" (3.96 x 3.91)



Kitchen
14'2" x 9'3" (4.34 x 2.82)



Bathroom
6'3" x 5'10" (1.93 x 1.80)



Bedroom 1
13'7" x 10'7" (4.16 x 3.23)



Bedroom 2
12'11" x 8'8" (3.96 x 2.66)



Bedroom 3
 10'5" x 8'10" (3.2 x 2.7)



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.



