



LOWER QUARTER VILLA providing great accommodation ideal for first time buyers. Private front garden and shared rear garden. Gas central heating and double glazing throughout.

**60 DUNLOP STREET, GREENOCK PA16 9BH**

**Offers Over: £85,000**

Branch: 4 Cathcart Square  
Greenock, PA15 2BS  
Tel: 01475 558420  
Email: [ggurney@blair-bryden.co.uk](mailto:ggurney@blair-bryden.co.uk)



## 60 DUNLOP STREET, GREENOCK PA16 9BH

LOWER QUARTER VILLA providing great accommodation ideal for first time buyers. Private front and rear gardens. Gas central heating and double glazing throughout.

Entrance leading to welcoming hallway which gives access to all accommodation and hosts two storage cupboards. Great-sized family lounge with large Bay Windows providing a bright living space. Spacious dining kitchen located to the rear hosting integrated gas hob with extractor hood over, integrated fan oven and grill. There are also a variety of wall and floor units providing ample work and storage space. The rear gardens are accessed from the kitchen and the area belonging to this property includes the decking area and a strip of ground to the right hand side. The front garden belongs solely to this property.

The property consists of two bedrooms. Bedroom one is a good-sized double room and bedroom two is a single room which hosts a utility cupboard ideal for storage.

The shower room is a wet room with w.c., wash hand and overhead shower.

The property lies within walking distance of the popular Murdieston Dams and there are local shops conveniently located in relation to the property, from which the town is readily accessible, as are well-rated primary and secondary schools.

### ACCOMMODATION

Lounge - 3.40m(11'1")x4.28m(14'0")approx.

Kitchen - 2.78m(9'1")x3.83m(12'5")approx.

Bedroom one - 3.23m(10'5")x3.57m(11'7")approx.

Bedroom two - 1.93m(6'3")x3.15m(10'3")approx.

Shower room - 1.26m(4'1")x1.72m(5'6")approx.

### VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

### ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their solicitor or surveyor. The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.