



BestMove is delighted to present to the market this fabulous SEMI-DETACHED VILLA presented to the market in walk-in condition. Wonderful family accommodation with private gardens and beautiful views towards the River Clyde. Gas central heating and double glazing throughout.

38 LEVEN ROAD, GREENOCK PA15 3DX

Offers Over: £150,000

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Entrance vestibule with large storage cupboard leading to welcoming hallway which also hosts storage. Modernly decorated lounge to the front of the property providing a great family space. Large window which provides picturesque views towards the River Clyde and gives the room a natural bright light. Immaculate dining kitchen to the rear consisting of a variety of wall and floor units providing ample work and storage space. Access to the rear gardens is given from the kitchen. Bathroom comprising w.c., wash hand basin with vanity unit, bath tub with shower over and heated chrome towel rail.

Carpeted stairwell leading to upper levels. The property benefits from four double bedrooms with three bedrooms on the first floor and the fourth bedroom in the attic which has been converted to a very high standard. Bedroom one hosts an ensuite shower room which consists of a w.c., wash hand basin, shower cubicle and heated chrome towel rail. The attic bedroom also houses an ensuite w.c..

Located in a sought after area of Greenock and close to all local amenities.

Early viewing is highly recommended.

ACCOMMODATION

Ground Floor

Lounge:- 4.83m(15'8")x3.28m(10'7")approx

Dining kitchen:- 2.57m(8'4")x4.73m(15'5")approx

Bathroom:- 1.93m(6'3")x1.62m(5'3")approx

First Floor

Bedroom one:- 3.69m(12'1")x3.14m(10'3")approx

Ensuite shower room:- 2.26m(7'4")x1.45m(4'7")approx

Bedroom two:- 2.90m(9'5")x3.56m(11'6")approx

Bedroom three:- 3.12m(10'2")x2.06m(6'7")approx

Attic

Bedroom four:-4.65m(15'2")x3.32m(10'8")approx

Ensuite w.c.:-0.78m(2'5")x2.01m(6'5")approx

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.