



TOP FLOOR FLAT centrally located close to all amenities. Secured entry. Gas central heating and double glazing throughout. Lounge, kitchenette, double bedroom and bathroom.

**FLAT 3/1, 24 KELLY STREET, GREENOCK PA16 8LA**

**Offers Over: £39,000**

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Entrance hallway giving access to all accommodation and hosting good-sized storage cupboard that houses the boiler. Lounge and kitchenette located to the rear of the property. Good-sized bathroom comprising w.c., wash hand basin, bath tub with shower over and heated chrome towel rail.

The property benefits from a spacious double bedroom which is a bright room situated to the front of the property.

There are good local bus routes and arterial road links within the immediate Inverclyde area. These connect via Port Glasgow to the A8 & M8 motorways serving Paisley, Glasgow Airport and Glasgow City Centre. The mainline railway station provides excellent services to Glasgow Central. Recreational amenities in the area include several quality golf courses; a very popular Gourrock heated outdoor swimming pool; several sport centres including the Waterfront Centre in Greenock that has a large indoor pool; tennis and bowling clubs.

### ACCOMMODATION

Lounge/Kitchenette - 3.72m(12'2")x3.63m(11'9")approx.

Bedroom - 3.86m(12'6")x3.66m(12'0")approx.

Bathroom - 1.70m(5'5")x2.46m(8'0")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.