



LOWER QUARTER VILLA ideally located in a tranquil area of Greenock close to all amenities. Parking available. Gas central heating and double glazing throughout. The property requires a degree of upgrading which is reflected in the price.

**9 DENHOLM GARDENS, GREENOCK PA16 8RF**

**Offers Over: £45,000**

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



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Entrance porch leading to hallway giving access to all accommodation and hosting a large walk-in storage cupboard which houses the boiler. Good-sized lounge to the front of the property providing a good living space. The kitchen is accessed from the lounge and consists of a variety of wall and base units providing ample work and storage space. Large storage cupboard.

Bathroom incorporating a w.c., wash hand basin with accompanying vanity unit and bath with shower over.

The property benefits from a double bedroom which hosts built-in mirror wardrobes and is situated to the front of the property overlooking the surrounding area.

Early viewing is highly recommended.

### ACCOMMODATION

Lounge - 4.80m(15'7")x3.09m(10'1")approx.

Kitchen - 3.74m(12'2")x2.02m(6'6")approx.

Bedroom - 2.61m(8'5")x4.20m(13'7")approx.

Bathroom - 2.00m(6'5")x1.58m(5'1")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.