



SEMI-DETACHED VILLA located in a sought after area of Greenock providing fantastic family accommodation. Private gardens & driveway. Gas central heating and double glazing throughout.

69 CAWDOR CRESCENT, GREENOCK PA16 7LS

Offers Over: £112,000

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Entrance vestibule leading to hallway with storage cupboard under the stairwell which houses the boiler. Good-sized lounge to the front of the property with large windows to the front and rear of the room providing a bright natural light. Kitchen accessed from the lounge hosting a variety of wall and floor units providing ample work and storage space. The integrated appliances include the gas hob with extractor hood over, oven and grill and fridge-freezer. The spacious back gardens are accessed from the kitchen through the rear vestibule.

Carpeted stairwell to upper level hosting loft access which is floored.

Stylish shower room hosting w.c., wash hand basin with vanity unit, shower cubicle and heated chrome towel rail.

There are two double bedrooms on this level. Bedroom one is to the front of the property and consists of a full wall of mirror wardrobes together with a separate storage cupboard. Bedroom two is located to the rear and provides views of the surrounding area.

Local amenities including both primary & secondary schooling are within walking distance to the property. Inverclyde Royal Hospital is also a short distance away. There are good local bus routes and arterial road links within the immediate Inverclyde area. These connect via Port Glasgow to the A8 and M8 motorways serving Paisley, Glasgow Airport and Glasgow City Centre. The mainline railway station at Branchton provides excellent services to Glasgow Central. Recreational amenities in the area include several quality golf courses and leisure facilities.

ACCOMMODATION

Lounge - 3.41m(11'1")x5.52m(18'1")approx.

Kitchen - 2.28m(7'4")x2.67m(8'7")approx.

Bedroom one - 2.62m(8'5")x3.99m(13'0")approx.

Bedroom two - 3.59m(11'7")x2.84m(9'3")approx.

Shower room - 1.88m(6'1")x1.67m(5'4")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.