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**59 PROSPECTHILL STREET, GREENOCK PA15 4DN**

**Offers Over: £87,000**

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Entrance vestibule leading to welcoming hallway with storage cupboard. Spacious lounge to the front providing a good family living area and hosting a large window which gives the room a natural bright light. Fitted dining kitchen with a variety of wall and floor units providing ample work and storage space. The integrated appliances include the gas hob with hood over, oven, grill, dishwasher and fridge. Storage cupboard. Door leading to the wonderful shared rear garden which features a summer house and shed.

The property benefits from three bedrooms. Bedrooms one and two are double rooms both comprising storage and bedroom three is a single room which is currently utilised as a sitting room.

Modern shower room consisting of a w.c., wash hand basin with vanity unit, walk-in shower cubicle with overhead shower and heated chrome towel rail.

The property lies within a very short distance of the pleasant 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 - 4.44m(14'5")x3.80m(12'4")approx.

Kitchen - 4.11m(13'4")x1.98m(6'4")approx.

Shower room - 2.62m(8'5")x1.26m(4'1")approx.

Bedroom one - 4.08m(13'3")x3.22m(10'5")approx.

Bedroom two - 4.11m(13'4")x2.69m(8'8")approx.

Bedroom three - 2.91m(9'5")x2.57m(8'4")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.