



FANTASTIC SEMI-DETACHED VILLA offering great family accommodation with fantastic views over the Firth of Clyde. Private gardens to front and rear of property. Gas central heating and double glazing.

32 BALLOCH ROAD, GREENOCK PA15 3EZ

Offers Over: £120,000

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Entrance Porch with large storage cupboard and leading you to main hallway giving access to downstairs accommodation. Family lounge to the front tastefully decorated with large window providing stunning views over the Firth of Clyde. Modern fitted kitchen to the rear hosting a variety of wall and floor units providing ample work and storage space. The kitchen also features a an integrated electric hob with hood over, integrated oven, grill and microwave. Door leading to rear gardens.

Also located on this level is the stylish shower room hosting shower area, w.c. and wash hand basin with vanity unit.

Carpeted stairwell to upper level, loft access and storage cupboard. The property benefits from three good-sized double bedrooms with bedrooms two and three providing storage. Bedroom one is located to the front of the property with fabulous views towards the River Clyde. There is also a w.c. on the upper level with accompanying wash hand basin.

The property is located in a quiet and sought-after area which is close to all local amenities including transport and Schooling. Greenock's Town Centre is nearby also.

ACCOMMODATION

Lounge - 4.62m(15'1")x3.66m(12'0")approx.

Kitchen - 4.56m(14'9")x2.59m(8'4")approx.

Bedroom one - 3.79m(12'4")x3.13m(10'2")approx.

Bedroom two - 3.13m(10'2")x2.88m(9'4")approx.

Bedroom three - 3.16m(10'3")x3.13m(10'2")approx.

Shower room - 2.06m(6'7")x1.69m(5'5")approx.

Upstairs w.c.:- 0.93m(3'0")x0.84m(2'7")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.