



**47, BANNOCKBURN
STREET, GREENOCK, PA16 9DF**





Description

Offering a stylish, well presented home this two bedroom UPPER QUARTER VILLA with private entrance door occupies a sought after location close to Notre Dame secondary school plus is convenient for amenities and transport facilities. The exterior of the property has been re-rendered in recent years. There is a private section of lawned garden which extends to the rear of the property plus a shed providing generous storage. In addition there is a shared rear drying green. A shared paved driveway leads to the rear garden. If the shed was relocated this would offer future potential to add a garage, subject to permissions being granted or a larger parking area.

A floored and lined loft is accessed by metal pull down ladder with light/power installed. This handy space currently is used as an indoor putting green. Specification includes: double glazing and gas central heating. There is a private cellar store. Offers an ideal first time purchase.

Impressive apartments comprise: Entrance Stair reached by a UPVC double glazed door with vertical radiator leads to the Hallway with inbuilt cupboard and loft hatch access. There is a bright front facing Lounge with alcove and two light window.

The "L" shaped fitted Kitchen features windows to front and side. The kitchen benefits from off white high gloss fitted units and oak style work surfaces. Appliances include: stainless steel chimney extractor hood, gas hob and electric oven.

There are two rear facing double sized Bedrooms which overlook the rear garden. The 1st bedroom benefits from an inbuilt cupboard. The modern Shower Room with side window has a quality three piece suite comprising: vanity wash hand basin set within oak style unit, wc and double sized Shower Room with chrome style spa shower. Additional benefits include: decorative panelled ceiling with downlighters, vertical radiator, wet wall panelling and useful storage cupboard.

Early inspection is recommended for this stylish home. EPC = C.

Measurements

Entrance Stair

Hallway

Lounge
3.94m x 4.34m (12'11 x 14'3)

Kitchen
3.15m x 1.78m (10'4 x 5'10)

Bedroom 1
3.48m x 3.94m (11'5 x 12'11)

Bedroom 2
3.66m x 3.02m (12'0 x 9'11)

Shower Room

Floored & lined loft
3.86m x 5.64m (12'8 x 18'6)



Floorplans are indicative only - not to scale
Produced by Plushplans 











The next step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.