



*Brian Harkins
Estate Agents*

30 POPLAR STREET, GREENOCK, PA15 2RA

OFFERS OVER £48,000

C/TAX BAND: B

2 BEDROOM FLAT

EPC BAND:D

This modern GROUND FLOOR FLAT offers a superb first time purchase. Occupying an elevated position it enjoys views over Greenock to the River Clyde spanning from Rosneath Peninsula to Helensburgh with the hills beyond in this popular residential area.

Accommodation Comprising of Welcoming Reception Hallway with Laminate flooring throughout. Bright and Spacious Lounge with Panoramic view towards the River Clyde. Fitted Kitchen with both wall and floor unit, Electric Cooker, further storage cupboard.

Two Good sized Double Bedrooms one with fitted mirrored wardrobes and laminate flooring throughout.

Bathroom Three piece suite, over the bath wall mounted electric shower, Tiling around bath area.

The specification of this property included Gas Central Heating and Double Glazing. New oak style doors fitted throughout.

There is a well kept communal front and rear garden with Drying green. Security Door Entry.

COUNCIL TAX BAND B

Viewing is a must to appreciate the accommodation on offer and the locale.

Lounge

13'6" x 12'2" (4.13m x 3.73m)



Kitchen

8'3" x 8'9" (2.54 x 2.67m)



Bedroom 1

12'3" x 12'3" (3.74m x 3.75m)



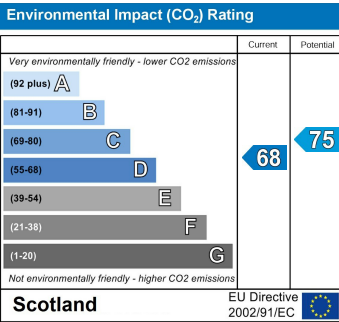
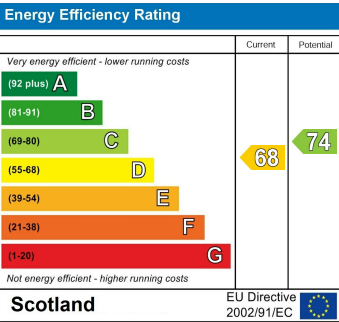
Bedroom 2

11'3" x 8'8" (3.44m x 2.65m)



Bathroom

8'10" x 4'9" (2.70m x 1.47m)



IMPORTANT NOTE TO PURCHASERS:

****MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

