



96A, BELVILLE  
STREET, GREENOCK, PA15 4TA



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ESTATE AGENTS





## Description

\* CLOSING DATE ON THURSDAY 27TH NOVEMBER AT 11AM\*

This traditional two bedroom LOWER QUARTER VILLA with private front and rear doors features a private paved enclosed front garden and shared rear drying green. Specification includes: double glazing and gas central heating. This home would suit a variety of purchasers including downsizers and first time buyers. A degree of upgrading is required which is reflected in the asking price.

Apartments comprise: Entrance Vestibule with UPVC double glazed door leads by single glazed door to the Hallway. There is a bright front facing bay windowed Lounge with ornate cornice, ceiling rose, plus fireplace with inset electric fire and inbuilt cupboard.

The rear facing Dining Kitchen features a range of white fitted units, beech style work surfaces and splashback tiling. Appliances include: extractor hood, gas hob, electric oven, dishwasher and fridge. There is ample space for a dining table and chairs within this room which also features a fireplace and inbuilt cupboard. There is access to the Utility Room with side and rear windows, plus UPVC double glazed door leads to the rear garden. The utility room benefits from beech style fitted units.

There is a front facing double sized Bedroom and 2nd single Bedroom with side window. The Shower Room has a three piece suite comprising: vanity wash hand basin, wc and double sized cubicle with chrome style shower. Additional features include: wet wall panelling, decorative panelled ceiling, tiled floor and chrome style heated towel rail.

Inspection advised for this two bedroom home with private front and rear access doors. EPC = D.



## Measurements

Entrance Vestibule

Hallway

Lounge

4.98m x 3.61m (16'4 x 11'10)

Dining Kitchen

4.80m x 3.38m (15'9 x 11'1)

Utility Room

1.85m x 3.25m (6'1 x 10'8)

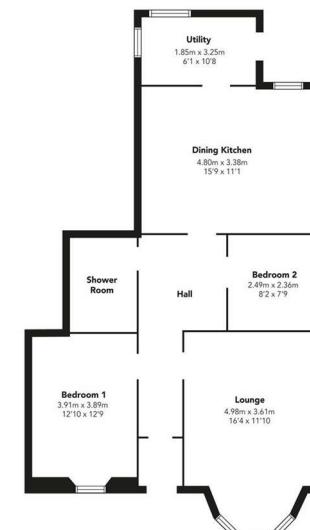
Bedroom 1

3.91m x 3.89m (12'10 x 12'9)

Bedroom 2

2.49m x 2.36m (8'2 x 7'9)

Shower Room



Floorplans are indicative only - not to scale  
Produced by Plushplans











#### 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.

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