



**BLAIR &
BRYDEN**



Fantastic FIRST FLOOR FLAT centrally located and offering excellent accommodation. Ideal for first time buyers. Secured entry with parking to the rear. Gas central heating and double glazing throughout.

8C Roxburgh Street, Greenock PA15 4PU

Offers Over: £65,000

Branch: 4 Cathcart Square
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Welcoming hallway which gives access to all accommodation with the benefit of three storage cupboards one of which is a large walk-in with multiple uses. The lounge offers a great-sized living space and hosts large windows providing the room with a natural light. Fully fitted kitchen hosting 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 and fridge-freezer. Boiler housed in kitchen.

Modern bathroom comprising w.c, wash hand basin and bath with shower over.

The property benefits from two good-sized double bedrooms both of which consist of built-in mirrored wardrobes.

The property is just a short distance from Greenock Town Centre with public transport such as Greenock Central Station and schooling also nearby.

ACCOMMODATION

Lounge - 5.63m(18'4")x3.45m(11'3")approx.

Kitchen - 3.44m(11'2")x2.97m(9'7")approx.

Bedroom one - 3.54m(11'6")x2.77m(9'0")approx.

Bedroom two - 3.60m(11'8")x3.02m(9'9")approx.

Bathroom - 3.61m(11'8")x1.76m(5'7")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.

SELLING

Do you have a property to sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation and advice on the sale of your present property. Should this be of interest please ask for Gail Gurney on 01475 558420 (press option 2).