



**94D, MANOR CRESCENT, LINDON
MANOR, GOUROCK, PA19 1UP**



 **neillclerk**
ESTATE AGENTS



Description

Occupying a desirable location close to Cardwell Bay this is a rare opportunity to acquire a freshly decorated one bedroom FIRST FLOOR FLAT in the Lindon Manor development. Lies convenient for local shops, amenities and transport facilities, plus the Battery Park is a short walk from the property. There are oblique views towards Cardwell Bay from the lounge.

There is off street parking for one car per flat located at the rear of the building. Well maintained communal grounds extend to the front. Specification includes: security door entry system, double glazing and gas central heating.

Bright apartments comprise: welcoming Hallway is reached by a timber door with storage cupboard. There is an airy front facing Lounge with three light bay window, oak style fireplace with marble surround and electric fire. The fitted Kitchen has a side window plus range of limed oak style units, work surfaces and splashback tiling. Appliances include: extractor hood, gas hob, electric oven, washing machine and fridge/freezer.

There is a double sized rear facing Bedroom with fitted mirrored wardrobe. The Shower Room has a side window and three piece suite comprising: vanity wash hand basin, wc plus shower cubicle with "Triton" shower. There is partial wall tiling.

Early viewing is highly recommended. EPC = C.

Measurements

Hallway

Lounge

5.28m x 3.53m (17'4 x 11'7)

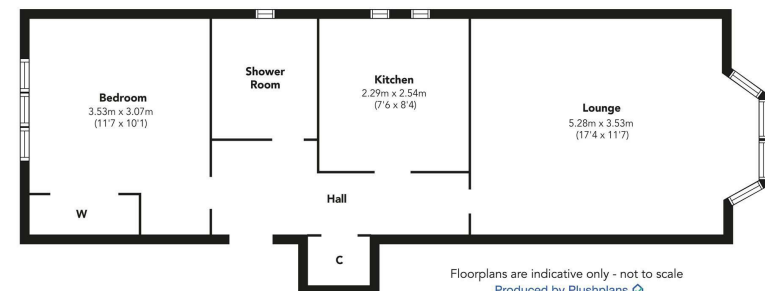
Kitchen

2.29m x 2.54m (7'6 x 8'4)

Bedroom

3.53m x 3.07m (11'7 x 10'1)

Shower Room











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.

Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)