



**1, KENMORE DRIVE, GREENOCK, PA16
9LG**



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ESTATE AGENTS



Description

This is a rare opportunity to purchase a well presented, freshly decorated larger style four bedroom DETACHED VILLA which occupies a corner site at the entrance to the highly sought after Rankin Rise Estate. A paved driveway offers essential off street parking for up to three cars and leads to the garage with light and power installed. The garage offers future development potential to create additional living space subject to requisite permissions being granted.

There is a generous sized south facing enclosed rear garden with paved patio and timber shed. This space is ideal for families. Specification includes: double glazing and gas central heating.

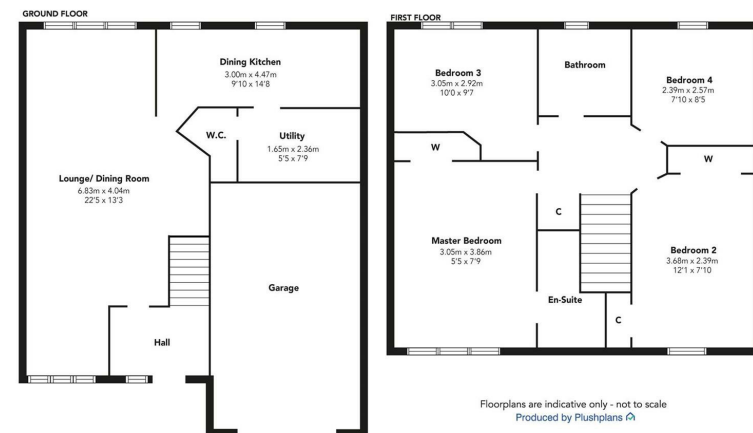
Superb apartments comprise: Entrance Hallway by double glazed door with side panel and tiled floor. There is a spacious, bright dual aspect Lounge / Dining Room with windows to the front and rear. This is a perfect space for family living. The Dining Kitchen features grained style units, marble effect work surfaces and splashback tiling. Appliances include: extractor hood, gas hob and electric oven. A Utility Room benefits from matching fitted units and a side door to the garden. The downstairs WC compartment offers a two piece suite comprising: vanity wash hand basin within white high gloss unit and wc.

Stairs lead to the Upper Landing with inbuilt cupboard and hatch to the loft. There are three double sized Bedrooms including the Master Bedroom featuring an Ensuite Shower Room with shower cubicle, wc and wash hand basin. In addition, there is a 4th single Bedroom. Two of the bedrooms benefit from wardrobe/cupboard storage. The partially tiled Bathroom with rear window features a three piece suite offering: vanity wash hand basin set within fitted unit with matching wall unit, wc and bath.

Immediate viewing is recommended. EPC = C.

Measurements

Entrance Hall
Lounge / Dining Room
6.83m x 4.04m (22'5 x 13'3)
Dining Kitchen
3.00m x 4.47m (9'10 x 14'8)
Utility Room
1.65m x 2.36m (5'5 x 7'9)
Downstairs WC
Upper Landing
Master Bedroom
3.05m x 3.86m (10'0 x 12'8)
Ensuite Shower Room
Bedroom 2
3.68m x 2.39m (12'1 x 7'10)
Bedroom 3
3.05m x 2.92m (10'0 x 9'7)
Bedroom 4
2.39m x 2.57m (7'10 x 8'5)
Bathroom













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

t: 01475 888400

e: sales@neillclerk.co.uk

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