



**77, FORSYTH STREET, GREENOCK, PA16  
8RA**



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ESTATE AGENTS



# **Description**

This is a rare opportunity to purchase an extended three bedroom MID TERRACED VILLA within a sought after and rarely available tree lined West End street. A particular benefit is the garage which was reroofed around five years ago and is situated to the rear of the property. There is an enclosed paved rear garden with timber shed and patio areas. The front garden features a pebbled plot.

Further benefits include a partially floored loft with single glazed skylight which provides generous storage and is accessed by a metal pull down ladder. Specification includes: double glazing and electric heating. Lies convenient for range of local amenities including Greenock Golf Course, and Greenock West railway station providing a frequent service to Glasgow.

The family apartments comprise: Entrance Vestibule by single glazed door with side panel which leads by further UPVC double glazed door with side window formation to the Hallway which includes an inbuilt cupboard. There is a bright front facing Lounge with three light window formation and tiled fireplace with a working coal fire. The extended Dining Room with windows to the side and rear is accessed from the kitchen.

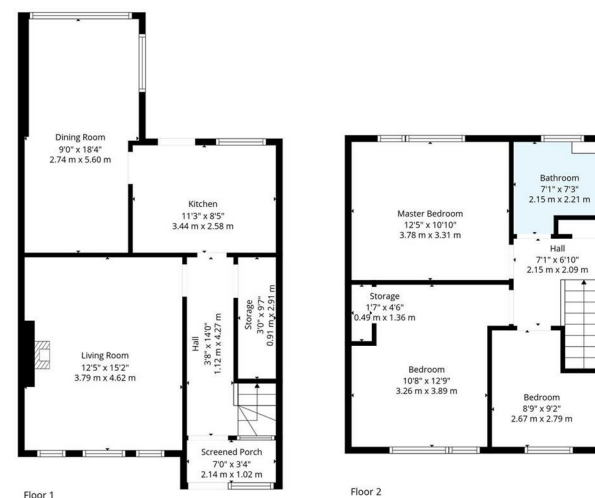
The quality fitted Kitchen offers a range of white fitted units and grey toned grained style work surfaces. Appliances include: stainless steel chimney extractor hood, electric ceramic hob and oven. A UPVC double glazed door leads to the rear garden.

Stairs lead to the Upper Landing with hatch to the loft and an inbuilt cupboard. There are two double sized Bedrooms and 3rd single Bedroom. The Shower Room with rear window features a three piece suite comprising: pedestal wash hand basin, wc and shower area with "Mira" shower. Additional benefits include: wall tiling and chrome style heated towel rail.

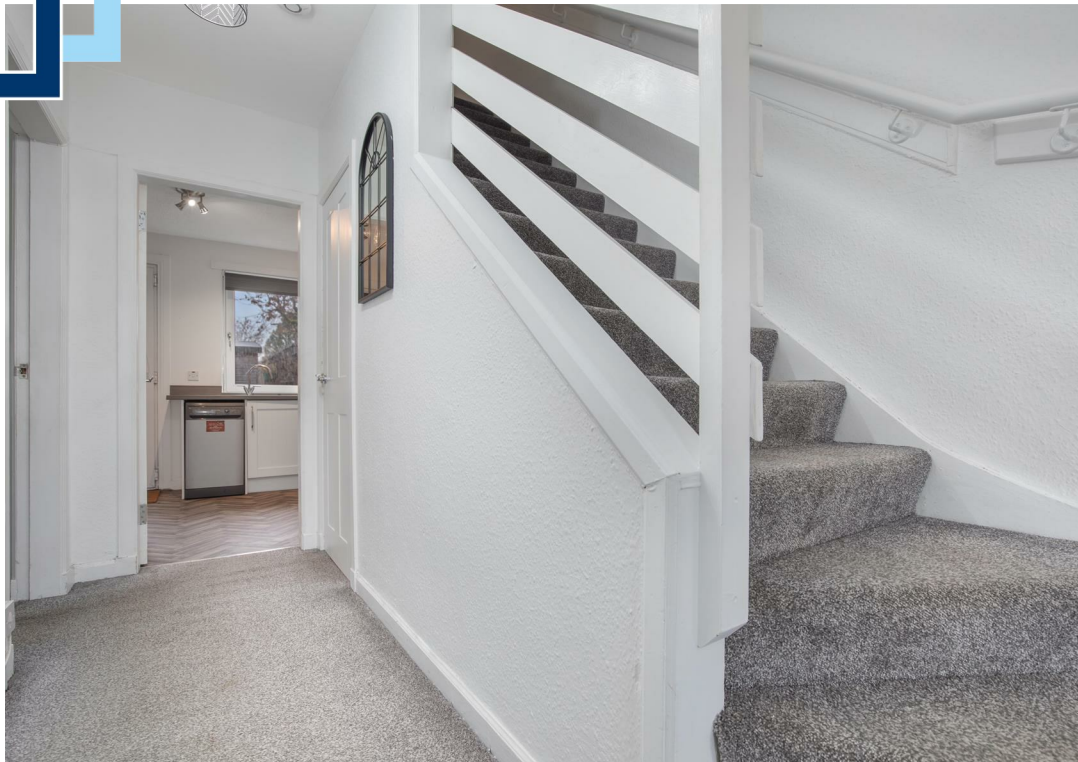
Immediate viewing is advised for this West End family home. EPC = E.

# **Measurements**

Entrance Vestibule  
Hallway  
Lounge  
3.78m x 4.62m (12'5 x 15'2)  
Kitchen  
3.43m x 2.57m (11'3 x 8'5)  
Dining Room  
2.74m x 5.59m (9'0 x 18'4)  
Upper Landing  
Bedroom 1  
3.78m x 3.30m (12'5 x 10'10)  
Bedroom 2  
3.25m x 3.89m (10'8 x 12'9)  
Bedroom 3  
2.67m x 2.79m (8'9 x 9'2)  
Shower Room













#### 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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