45 FOX STREET, GREENOCK, PA16 8PB

OFFERS OVER £163,000

C/TAX BAND: C

2 BEDROOM FLAT

EPC BAND:D

Nestled in the desirable West End of Greenock, this charming GARDEN FLAT on Fox Street offers a delightful blend of comfort and convenience. The property features a spacious reception room that welcomes you with warmth and light, perfect for both relaxation and entertaining guests.

With two generously sized double bedrooms, this home provides ample space for rest and privacy. The well-appointed bathroom ensures that your daily routines are both comfortable and efficient. The inviting hallway leads you through the flat, enhancing the sense of space and flow. Fitted Dining Kitchen with ample floor and wall units.

One of the standout features of this property is the large garden, a rare find in urban settings. This outdoor space is ideal for gardening enthusiasts, family gatherings, or simply enjoying the fresh air in a tranquil environment.

The location is particularly appealing, situated in a sought-after area that boasts a vibrant community and easy access to local amenities. Whether you are looking for a peaceful retreat or a lively neighbourhood, this property offers the best of both worlds.

In summary, this garden flat on Fox Street is a wonderful opportunity for those seeking a comfortable home in a prime location. With its spacious interiors and lovely garden, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your own.

Lounge
14'8" x 13'6" (4.48 x 4.14)

Kitchen
13'10" x 10'11" (4.24 x 3.34)

Bedroom 2
11'0" x 9'5" (3.37 x 2.89)

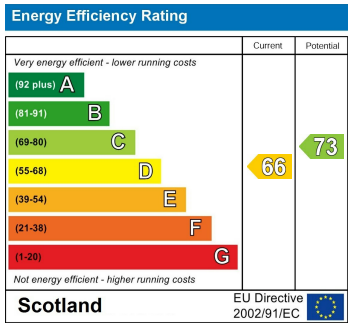
Bedroom 1
12'8" x 11'8" (3.88 x 3.57)

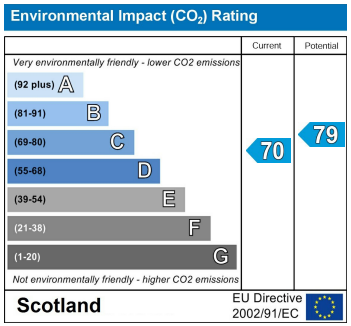
wc
3'4" x 2'7" (1.03 x 0.79)

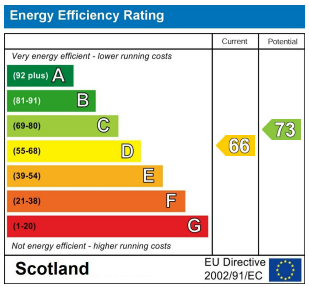
Bathroom
6'5" x 5'11" (1.98 x 1.81)

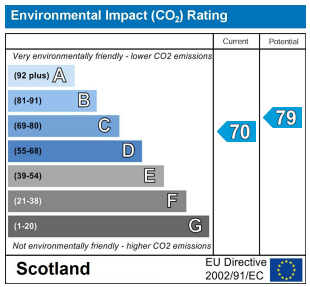
IMPORTANT NOTE TO PURCHASERS:
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.









18 John Wood Street, Port Glasgow, Inverclyde, PA14 5HU
T. 01475 741850 | F. 01475 745599 | enquiries@brianharkinsfs.com

Brian Harkins
Estate Agents