



****CASH PURCHASE ONLY****

Situated in a high-rise block, this two bedroom **FOURTH FLOOR FLAT** offers good accommodation. Shared residents' parking, secured entry and elevator. Centrally located close to all amenities.

46 Royal Court, Greenock PA15 1PR

Offers Over: £35,000

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Entrance hallway giving access to all accommodation and hosting multiple storage cupboards. The lounge offers a spacious living area with views out to the surrounding area. Kitchen accessed from the lounge hosting a variety of wall and floor units providing ample work and storage space. Storage cupboard.

The property benefits from two good-sized double bedrooms both comprising storage.

Bathroom featuring w.c., wash hand basin and bath tub.

Internal viewing of the property is highly recommended.

ACCOMMODATION

Lounge - 5.40m(17'7")x3.51m(11'5")approx.

Kitchen - 3.74m(12'2")x2.22m(7'2")approx.

Bedroom one - 4.45m(14'5")x2.59m(8'4")approx.

Bedroom two - 3.85m(12'6")x2.79m(9'1")approx.

Bathroom - 1.97m(6'4")x1.69m(5'5")approx.

VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420

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.