



**48, CANMORE  
CRESCENT, GREENOCK, PA16 7LX**



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ESTATE AGENTS



## Description

Occupying a popular location this three bedroom SEMI DETACHED VILLA offers an ideal family home. This is the first time this house has been on the market and just one family have lived here since the property was built in 1962. Enclosed lawned gardens extend to the front and rear. There are two store rooms accessed from the exterior of the house. A degree of upgrading and redecoration is required which is reflected in the asking price.

Specification includes: double glazing and gas central heating. Loft accessed by hatch from the upper landing. Conveniently positioned for local shops, schooling and transport facilities. There are views beyond surrounding properties towards the countryside and distant aspects towards the mountains on Arran.

Apartments comprise: Entrance Porch by double glazed sliding door with side panel leads in turn by further UPVC double glazed door with single glazed side panel to the Hallway which has an understair cupboard. There is a bright front facing Lounge with fireplace (NB the gas fire is not operational).

The rear facing Kitchen overlooks the garden featuring white fitted units and high gloss marble style work surfaces. Appliances include: stainless steel gas hob, electric oven, fridge/freezer, washing machine and tumble dryer. A UPVC double glazed door leads to the garden.

Stairs lead to the Upper Landing with side window and hatch to the loft. There are two double sized Bedrooms and 3rd single Bedroom. The front facing bedrooms benefit from views towards Spango Valley with the Isle of Arran in the far distance. The Wet Room with rear window offers a pedestal wash hand basin, wc and "Mira" shower. There is a wet floor, plus wet wall panelling.

Early inspection essential for this affordable three bedroom family home. EPC = D

## Measurements

Entrance Porch

Hallway

Lounge

5.00m x 3.94m (16'5 x 12'11)

Kitchen

4.75m x 2.08m (15'7 x 6'10)

Upper Landing

Bedroom 1

3.43m x 3.89m (11'3 x 12'9)

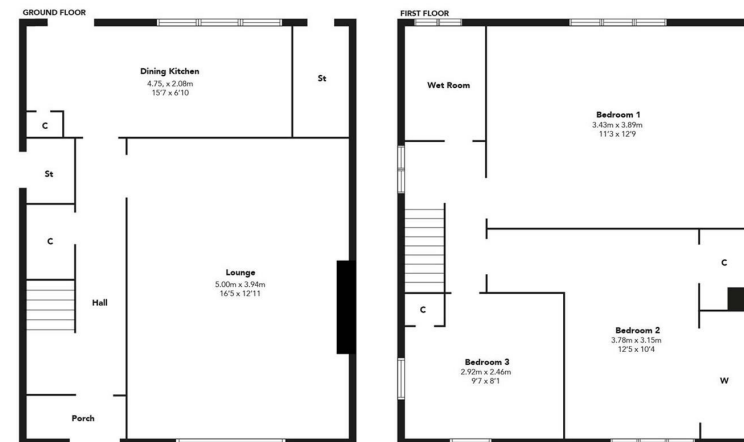
Bedroom 2

3.78m x 3.15m (12'5 x 10'4)

Bedroom 3

2.92m x 2.46m (9'7 x 8'1)

Wet Room

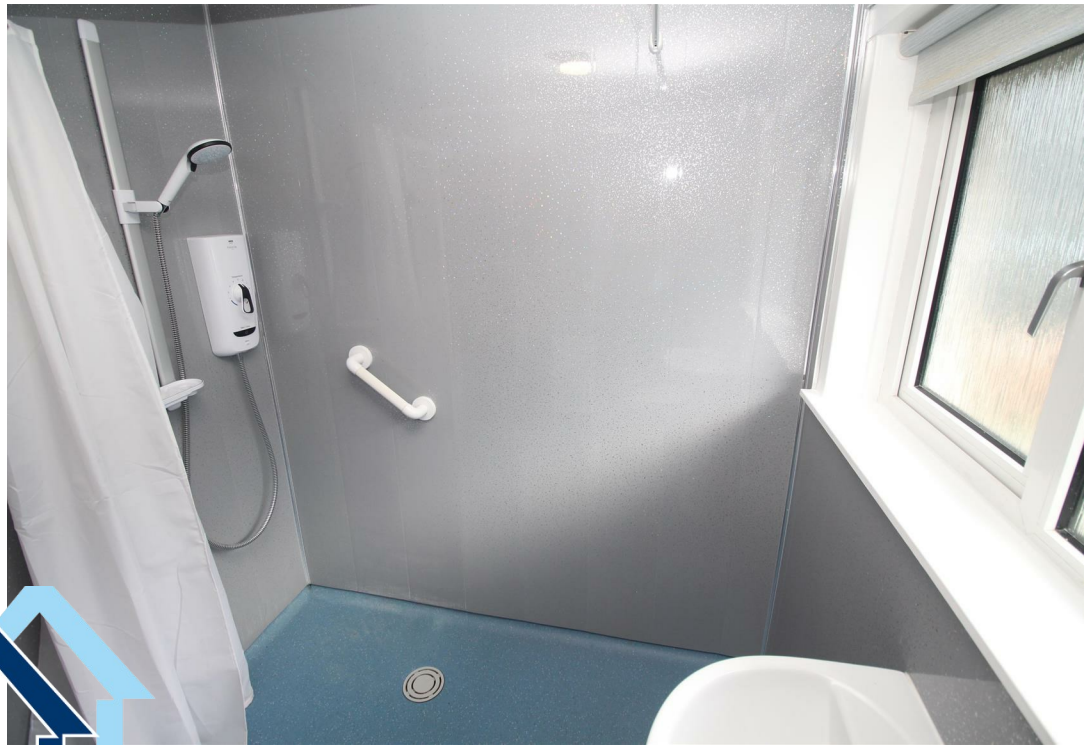


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