



This wonderful GROUND FLOOR FLAT provides excellent family accommodation featuring gorgeous views looking out to Greenock's immensely popular Battery Park. Main door entry with private front and rear gardens and also a fabulous communal rear garden.

299 Eldon Street, Greenock PA16 7QN

Offers Over: £215,000

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Entrance porch leading to hallway which gives access to all accommodation and hosts walk-in storage cupboard. Spacious lounge to the front providing a fantastic family living space. Storage cupboard. The kitchen comprises a variety of wall and floor units giving ample work and storage space. The integrated appliances include the gas hob with hood over, oven, grill, fridge and dish washer. Utility area to the rear. Storage cupboard housing boiler. Back door leading to the sizeable rear garden area with bin store.

Family bathroom consisting of w.c., bath tub, shower unit and wash hand basin. There is also a separate w.c. with accompanying wash hand basin in the property.

The property benefits from three bedrooms. Two of which are great-sized double rooms with the third being a single. Bedroom two is currently being utilized as a dining room.

The flat is ideally located for the Battery Park which is across the street, Esplanade, the River Clyde shoreline and local bus routes and rail links.

Early viewing is highly recommended.

ACCOMMODATION

Lounge - 4.77m(15'6")x4.26m(13'9")approx.

Kitchen - 2.96m(9'7")x2.38m(7'8")approx.

Bedroom one - 4.77m(15'6")x3.24m(10'6")approx.

Bedroom two/Dining room - 4.15m(13'6")x2.87m(9'4")approx.

Bedroom three - 4.11m(13'4")x1.78m(5'8")approx.

Bathroom - 2.78m(9'1")x2.21m(7'2")approx.

Utility - 2.07m(6'7")x1.30m(4'2")approx.

W.C. - 1.60m(5'2")x1.05m(3'4")approx.

VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

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.

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