



**16, SUTHERLAND  
ROAD, GREENOCK, PA16 9JB**





## **Description**

This is a rare opportunity to purchase a well presented, upgraded two bedroom SPLIT LEVEL MID TERRACED VILLA providing accommodation set over three levels in a popular residential area. The interior features newly fitted carpets plus the hallways and downstairs rooms have been freshly decorated. Offers an ideal affordable first time purchase or family home. There is an enclosed shared drying area. Convenient for transport facilities, local shops and schooling. Branchton railway station lies nearby with regular service to Glasgow.

Specification includes: double glazing and gas central heating with new boiler installed in late 2024. External storage cupboards are located to the front of the house.

Accommodation comprises: Entrance Hallway is reached by a UPVC double glazed door with additional double glazed door leading to the shared drying area.

Stairs lead to the First Floor Landing with inbuilt cupboard. There is a bright south facing Lounge with views beyond trees towards the countryside in the distance plus a useful storage cupboard. The spacious Dining Kitchen features white high gloss units, black grey marble style work surfaces and matching splashback. There is an electric ceramic hob, oven, fridge/freezer, washing machine and dishwasher. Ample space is available for a dining table and chairs within the kitchen.

Stairs lead to the Lower Landing with inbuilt storage cupboard. There are two double sized Bedrooms which benefit from a bright south facing aspect. The 1st bedroom features fitted mirrored wardrobes offering generous storage. Bedroom 2 offers an inbuilt cupboard. The Bathroom has a front facing window plus three piece suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower. Additional features include: wet wall panelling, decorative panelled ceiling and downlighters.

Immediate inspection is advised for this affordable home. EPC = D

## **Measurements**

Hall

Lounge

3.30m x 4.83m (10'10 x 15'10)

Dining Kitchen

3.66m x 3.25m (12'0 x 10'8)

Lower Landing

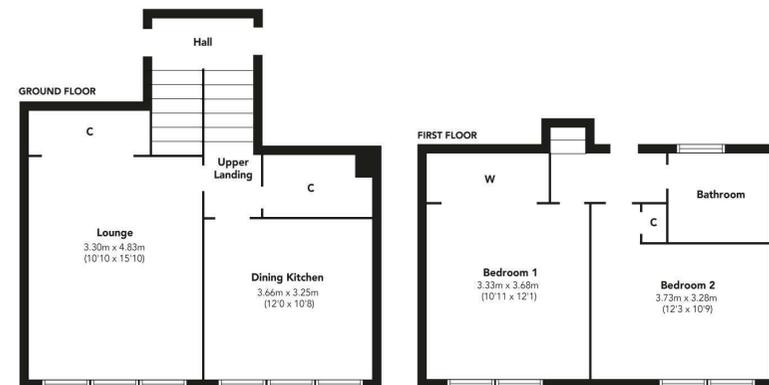
Bedroom 1

3.33m x 3.68m (10'11 x 12'1)

Bedroom 2

3.73m x 3.28m (12'3 x 10'9)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 











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