

*Brian Harkins
Estate Agents*



84 DRUMILLAN HILL, GREENOCK, PA16 0XE

OFFERS OVER £132,000

C/TAX BAND: C

2 BEDROOM HOUSE - SEMI-DETACHED

EPC BAND:C

***** CLOSING DATE WEDNESDAY 3RD JUNE@12 NOON*****This is a fantastic opportunity to own a spacious two-bedroom semi-detached villa with beautiful private gardens and off-street parking. Situated in a quiet cul-de-sac with scenic hillside views.

Immaculately presented throughout, the home features a welcoming porch leading into a bright, spacious lounge with a front-facing window and access to the kitchen, plus handy under-stairs storage.

The kitchen offers a range of wall and floor units for plenty of workspace and storage, with direct access to the rear garden.

Both double bedrooms are generously sized with built-in mirrored wardrobes, one overlooking the front garden and both benefit from the hillside views.

The bathroom includes a white three-piece corner suite with a mixer shower and screen.

Additional space is available in the floored loft, accessed via pull-down ladders.

The property benefits from double glazing and gas central heating.

The front garden is mainly laid to lawn with a driveway, while the rear garden features a sun-terraced patio and lawn area.

Viewing is highly recommended to fully appreciate what's on offer.

Lounge
14'11" x 12'4" (4.55 x 3.77)



Kitchen
12'7" x 8'7" (3.84 x 2.63)



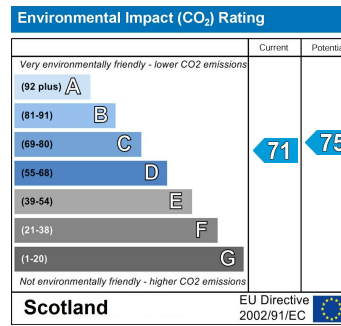
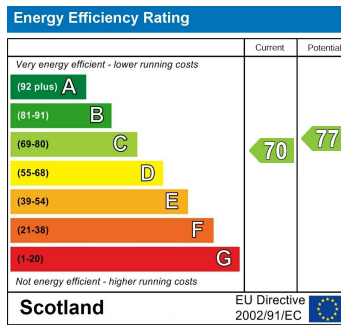
Bedroom 1
10'1" x 8'2" (3.08 x 2.50)



Bedroom 2
9'1" x 8'4" (2.79 x 2.56)



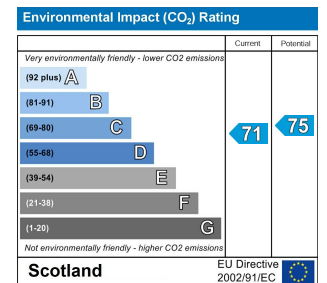
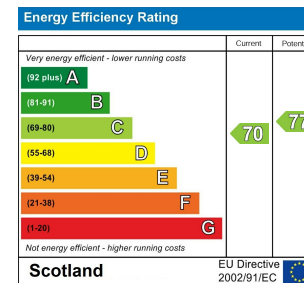
Bathroom
6'1" x 5'11" (1.86 x 1.82)



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.



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