



Fantastic SEMI-DETACHED house situated in a sought-after area of Greenock providing excellent accommodation and featuring private gardens and extensive driveway. Gas central heating and double glazing throughout.

**92 Drumillan Hill, Greenock PA16 0XE**

**Offers Over: £120,000**

Branch: 4 Cathcart Square  
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Fantastic SEMI-DETACHED house situated in a sought-after area of Greenock providing excellent accommodation and featuring private gardens and extensive driveway. Gas central heating and double glazing throughout.

Welcoming entrance vestibule leading to the spacious and bright lounge which provides a great living space. Storage cupboard. Sizeable dining kitchen to the rear hosting a variety of wall and floor units providing ample work and storage space. The integrated appliances included are the gas hob with extractor hood over, oven and grill. Door to the pleasant rear gardens which provide scenic views of the surrounding area.

Carpeted stairwell to upper level with loft access.

The property benefits from two double bedrooms. Bedroom one is located to the rear of the house with bedroom two at the front comprising storage.

The elegant shower room comprises a w.c., carved stone wash hand basin with base unit and shower unit.

Close to all local amenities including local transport with nearby bus route offering regular services. Both Secondary and Primary schooling within walking distance.

Early viewing highly recommended.

### ACCOMMODATION

Lounge - 4.53m(14'8")x3.89m(12'7")approx.

Kitchen - 5.70m(18'7")x3.22m(10'5")approx.

Bedroom one - 3.87m(12'6")x2.53m(8'3")approx.

Bedroom two - 2.84m(9'3")x2.60m(8'5")approx.

Shower room - 1.85m(6'0")x1.83m(6'0")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.

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.