

*Brian Harkins  
Estate Agents*



*17 MACBETH ROAD, GREENOCK, PA16 7NG*

*OFFERS OVER £65,000*

*C/TAX BAND: A*

*2 BEDROOM FLAT - PURPOSE BUILT*

*EPC BAND: C*

A beautifully presented lower quarter villa located in a sought-after area, close to transport links and local shops. Nestled within spacious garden grounds at both the front and rear.

This ideal family property offers a Welcoming Reception Hallway with storage cupboard. Bright and Spacious Lounge to the front.

Fitted Kitchen with ample storage in the form of floor and wall mounted units, Electric hob, Electric oven and Stainless-steel chimney Extractor hood, panel ceiling and down light throughout.

Two Double Bedroom one with Storage Cupboard.

Family Bathroom with three-piece white vanity suite, mixer shower, Wetwall throughout.

The Specification of this property includes Double Glazing and Gas Central Heating.

There are extensive and well-maintained garden grounds at the front and rear aspects of the property.

COUNCIL TAX BAND A

Early viewing is highly recommended to fully appreciate both the accommodation and location on offer.

**Lounge**  
*15'1" x 10'11" (4.60 x 3.34)*



**Kitchen**  
*9'10" x 11'6" (3.01 x 3.51)*



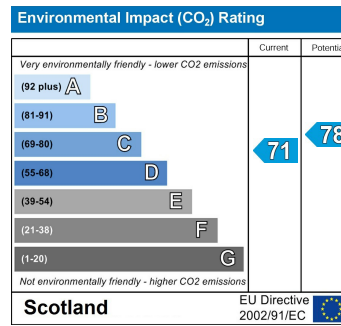
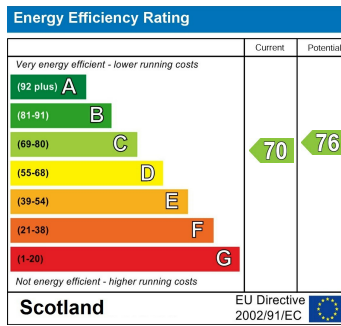
**Bedroom 1**  
*11'5" x 11'10" (3.49 x 3.61)*



**Bedroom 2**  
*12'2" x 9'7" (3.73 x 2.94)*



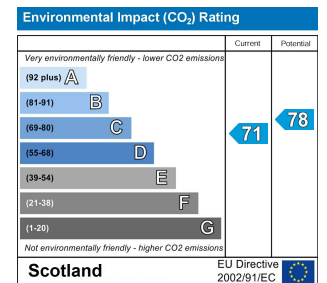
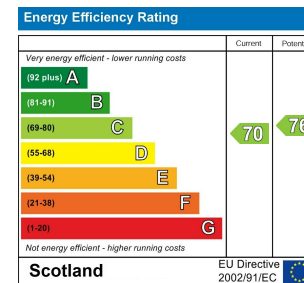
**Bathroom**  
*6'3" x 5'2" (1.91 x 1.58)*



**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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