



*Brian Harkins
Estate Agents*

15A CADDLEHILL STREET, GREENOCK, PA16 8TU

OFFERS OVER £199,999

C/TAX BAND: D

3 BEDROOM FLAT - CONVERSION

EPC BAND:C

Absolutely fabulous, TRADITIONAL UPPER CONVERSION VILLA offering family accommodation, beautifully presented successfully blending traditional and contemporary design, it benefits from an abundance of special features and it is in immaculate decorative order with the emphasis being very much on quality of finish.

Comprising of Vestibule accessed through rear stairwell. Bright and Spacious Drawing Room with large feature Bay window, Views over towards Firth of Clyde, feature Fireplace, period decorative cornicing throughout.

Stunning Kitchen /Dining with amply storage in the form of floor and wall mounted units, Gas Hob, Stainless Steel Chimney Extractor, Double oven.

Three Double Bedroom one with built in bespoke fitted wardrobe.

Luxury Family Bathroom with three piece vanity suite and over the bath wall mounted shower, Wet wall paneling throughout.

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

The property has a Private garden grounds with Drying Green and Large Decked Patio area for outside family entrainment,

Early viewing is highly recommended to fully appreciate the quality and character on offer.

Lounge

12'5" x 24'11" (3.79m x 7.6m)



Dining Kitchen

13'5" x 15'1" (4.09m x 4.6m)



Bedroom 1

12'9" x 15'1" (3.89m x 4.6m)



Bedroom 2

13'8" x 14'4" (4.19m x 4.39m)



Bedroom 3

7'10" x 10'9" (2.39m x 3.28m)



Bathroom
8'9" x 4'3" (2.69m x 1.3m)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	71	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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