



*Brian Harkins
Estate Agents*

97 HOLMSCROFT STREET, GREENOCK, PA15 4DF

OFFERS OVER £68,000

C/TAX BAND: C

2 BEDROOM FLAT - PURPOSE BUILT

EPC BAND: C

This spacious TWO BEDROOM FIRST FLOOR FLAT can be found nestled in a much sought-after area of Greenock. With a short walking distance to both Greenock Town Centre and local transport links it would be perfect accommodation for a variety of purchasers.

The accommodation on offer comprises Reception hallway with storage cupboard.

Bright and Stylish Lounge offers good sized living area, Large windows which allows plenty of natural light to flow into the room.

Fitted Kitchen hosting a variety of wall and floor units providing ample work and storage space.

Two good sized bedrooms with the largest of the two providing double fitted wardrobes.

Family Bathroom with three piece white suite, electric shower with shower screen and partially tiled.

The specification of the property includes Gas Central Heating and Double Glazing. There is also residents parking at the rear of the building.

Viewing is strongly recommended to fully appreciate the accommodation on offer and the locale.

Lounge

13'8" x 11'8" (4.19 x 3.58)



Kitchen

10'0" x 9'1" (3.07 x 2.79)



Bedroom

10'1" x 8'5" (3.09 x 2.59)



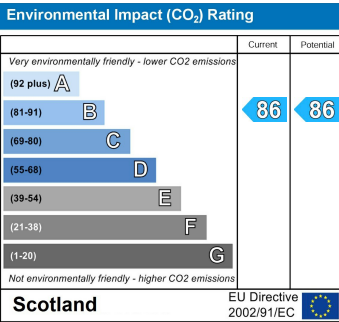
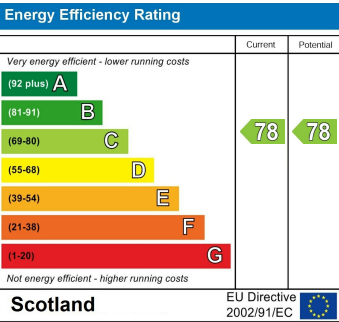
Bedroom

14'10" x 10'1" (4.53 x 3.09)



Bathroom

6'9" x 5'6" (2.07 x 1.68)



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.

