



*Brian Harkins  
Estate Agents*

*32 GAEL STREET, GREENOCK, PA16 7JJ*

*OFFERS OVER £53,000*

*C/TAX BAND: A*

*2 BEDROOM FLAT*

*EPC BAND:C*

A fantastically Bright seldom available UPPER QUARTER VILLA. This is a deceptively spacious accommodation offering a fantastic family home. Garden grounds to Rear. Close to local transport links.

The accommodation comprising of Welcoming Reception Hallway with storage cupboard, a front facing Bright Lounge with large window. Fitted Kitchen complete with a range of wall and base mounted units, Tiling under units throughout, window to front and side.

The property has two good sized Double Bedrooms both looking onto rear garden, one with storage cupboard.

The bathroom consists of shower cubicle with mixer shower, W.C. and vanity wash basin.

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

In summary, this flat on Gael Street is a charming and practical choice for those seeking a new home in Greenock. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers.

Floored Attic & Garden grounds to rear.

COUNCIL TAX BAND A

Viewing in essential to appreciate accommodation & locale on offer.

**Lounge**  
*14'1" x 11'3" (4.31 x 3.43)*



**Kitchen**  
*12'0" x 10'2" (3.68 x 3.10)*



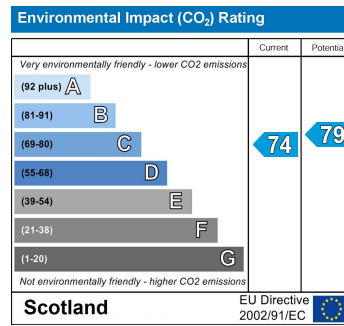
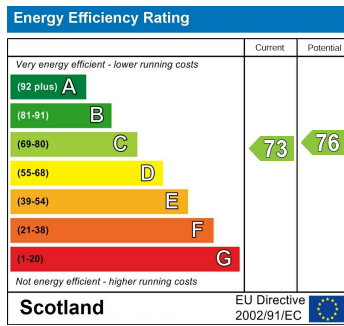
**Bedroom**  
*11'0" x 12'7" (3.37 x 3.84)*



**Bedroom**  
*9'7" x 12'6" (2.93 x 3.82)*



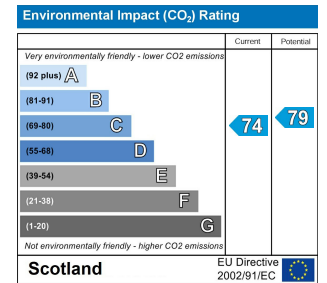
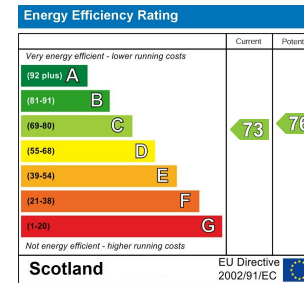
**Bathroom**  
*5'11" x 5'6" (1.81 x 1.68)*



**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.



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