



17, MINERVA
TERRACE, GREENOCK, PA16 0NP





Description

This immaculately presented and freshly painted bright two bedroom END TERRACED VILLA offers an excellent family home in a rarely available desirable Braeside location adjoining Earn Hill. The elevated position offers impressive front views towards the countryside. There is a floored and lined loft accessed by fixed stair with "Velux" window.

A particular feature is the landscaped enclosed rear garden with paved patio, lawn and raised decked area which is perfect for relaxing on a summer day with family and friends. The garden can be reached by French doors directly from the lounge/dining room. There is a lawned garden to the front and side of the property. Specification includes: double glazing, laminate flooring and gas central heating with new boiler installed in March '26. Convenient for amenities and transport facilities.

The stylish apartments comprise: welcoming Entrance Hall by UPVC double glazed door. The bright and spacious dual aspect Lounge/Dining features a front facing window and French doors to the rear. The Kitchen with window to the rear features a range of beech style units, grey toned work surfaces plus partial wall tiling. Appliances include: stainless steel gas hob and newly installed electric oven.

Stairs lead to the Upper Landing inbuilt cupboard. There are two double sized Bedrooms both with fitted cupboards. There is a quality Bathroom with side window and three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and bath with chrome style shower. Additional benefits include: wet wall panelling, decorative panelled ceiling with downlighters and chrome style heated towel rail.

Immediate viewing is advised for this impressive family home. EPC = D.

Measurements

Hallway

Lounge / Dining Room
3.18m x 6.55m (10'5 x 21'6)

Kitchen
3.18m x 3.12m (10'5 x 10'3)

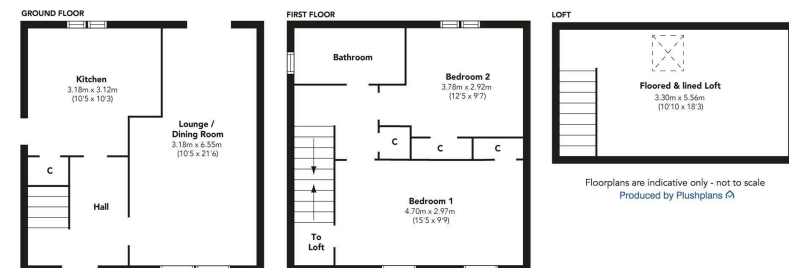
Upper Landing

Bedroom 1
4.70m x 2.97m (15'5 x 9'9)

Bedroom 2
3.78m x 2.92m (12'5 x 9'7)

Bathroom

Floored & lined Loft
3.30m x 5.56m (10'10 x 18'3)













Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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