



30, FORFAR ROAD, GREENOCK, PA16
0YJ



 **neillclerk**
ESTATE AGENTS



Description

**** CLOSING DATE FRIDAY 30TH JUNE AT 11AM****

This upgraded two bedroom SEMI DETACHED VILLA lies within a sought after location and is set within landscaped gardens. The front garden features a paved area and plots with selection of plants/shrubs. There are two decked areas in the enclosed rear garden offering an ideal space to relax on a summer day with friends and family. A monoblock driveway provides parking for two cars.

There is a floored and lined loft which has a "Velux" window. In 2019 the property was reroofed, new anthracite framed double glazed window/external doors fitted and a new shower room installed. Specification includes: gas central heating and double glazing. Conveniently positioned for transport facilities and local schooling.

Excellent accommodation comprises: Entrance Hall by UPVC double glazed door with side panel and understair cupboard. There is a dual aspect Lounge/Dining Room with windows to the front and French door to the rear leading to the deck plus recessed gas fire. The quality fitted Kitchen overlooks the rear garden and has UPVC double glazed door providing direct access to the garden. There is a range of oak style fitted units with glazed display case, black marble style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, five ring gas hob, electric oven, fridge/freezer and separate freezer.

Upstairs leads to the Upper Landing with side window and hatch to the loft. There are two double sized Bedrooms. The quality refitted Shower Room features a three piece suite comprising: vanity wash hand basin set within grey high gloss unit, wc and double sized shower cubicle with chrome style shower. Additional benefits include: wet wall panelling and decorative panelled ceiling with downlighters.

Viewing is highly recommended. EPC = D.

Measurements

Hallway

Lounge

3.20m x 5.41m (10'6 x 17'9)

Kitchen

2.18m x 3.40m (7'2 x 11'2)

Upper Landing

Bedroom 1

4.55m x 2.67m (14'11 x 8'9)

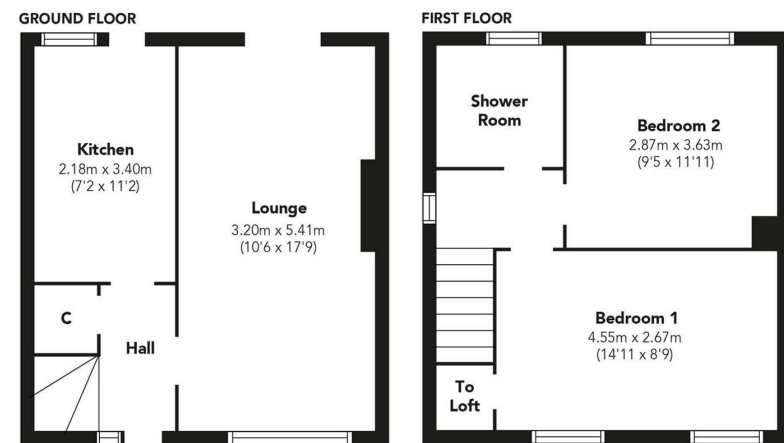
Bedroom 2

2.87m x 3.63m (9'5 x 11'11)

Shower Room

Floored & Lined Loft

2.46m x 4.52m (8'1 x 14'10)



Floorplans are indicative only - not to scale
Produced by Plushplans 











Agents Notes:

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