



49, FORFAR ROAD, GREENOCK, PA16
0YL



 neillclerk
ESTATE AGENTS



Description

Closing date on Thursday 17th July at 12pm

Backing onto the adjoining countryside this upgraded and extended two bedroom SEMI DETACHED VILLA. The exterior of the property has been reroofed and reroughcast. Lies convenient for amenities including Branchton railway station which is nearby providing a regular service to Glasgow which is ideal for commuters.

Enclosed gardens extend to the front and rear. The front garden features a lawned area. There is an enclosed south facing rear garden with pebbled plot, compact paved patio and timber shed. Specification includes: double glazing, gas central heating and laminate flooring. The loft is accessed by a stair from the 1st bedroom and has been floored/lined plus provides access to the eaves.

Stylish family apartments comprise: Entrance Hall is reached by UPVC double glazed door with glazed side panel. The dual aspect bright Lounge has windows to the front and sliding patio doors to the rear. There is a quality fitted extended Kitchen with rear window. Specification includes: white high gloss units, grey marble style work surfaces and matching splashback. Appliances include: extractor hood, electric ceramic hob, oven, washing machine and fridge/freezer. A UPVC double glazed door leads to the side of the property.

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

Immediate inspection is essential for this family home. EPC = D.

Measurements

Hall

Lounge

3.18m x 5.54m (10'5 x 18'2)

Kitchen

2.26m x 5.38m (7'5 x 17'8)

Upper Landing

Bedroom 1

4.55m x 2.64m (14'11 x 8'8)

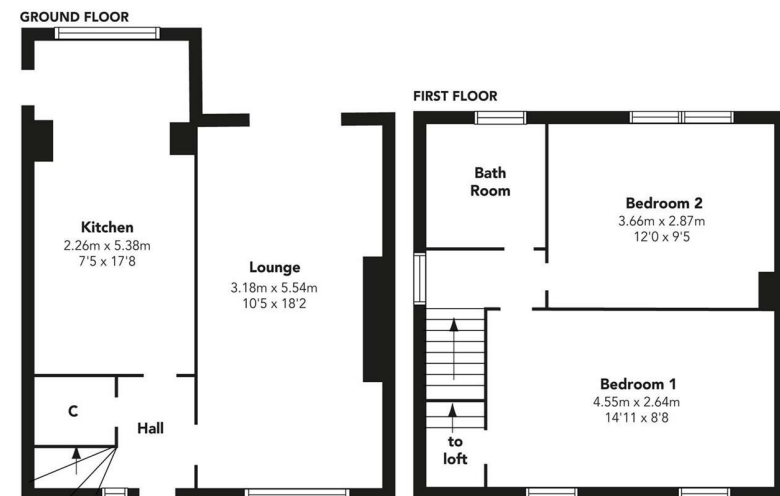
Bedroom 2

3.66m x 2.87m (12'0 x 9'5)

Bathroom

Floored & lined loft

2.46m x 5.41m (8'1 x 17'9)

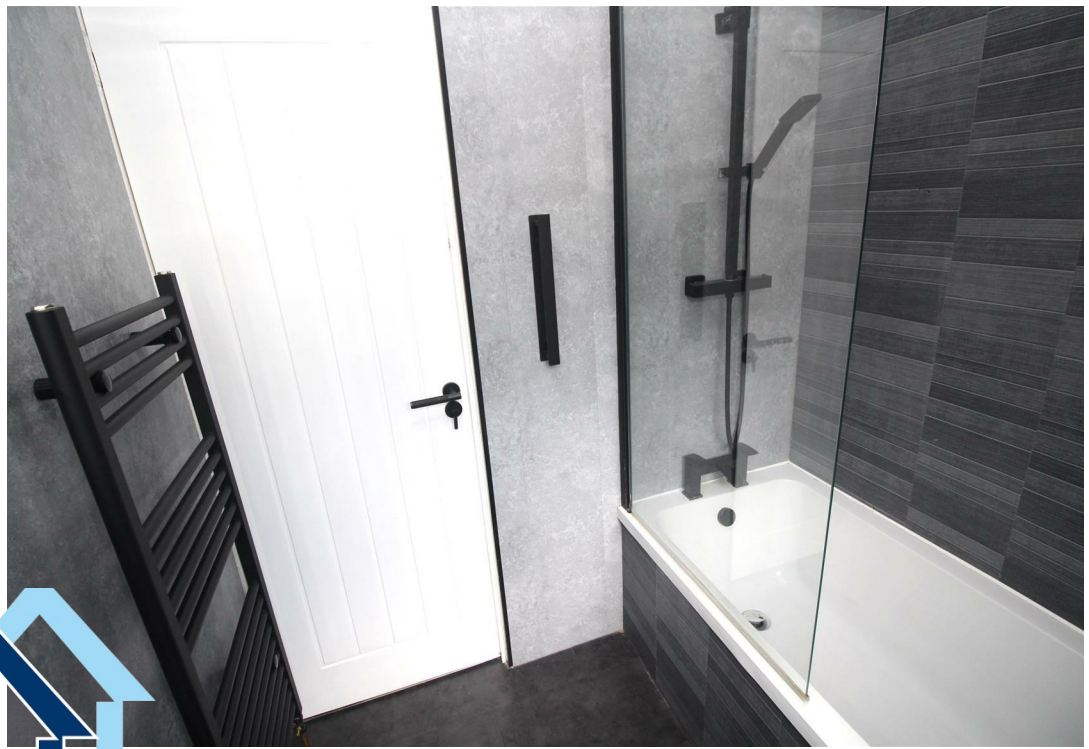


Floorplans are indicative only - not to scale
Produced by Plushplans 











The
next
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



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.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)