



16, KIRKWALL ROAD, , PA16 0YF



The logo for neillclerk Estate Agents features a stylized house icon to the left of the text 'neillclerk' in a bold, blue, sans-serif font. Below 'neillclerk' is the text 'ESTATE AGENTS' in a smaller, blue, all-caps font. The entire logo is set against a light blue background within a white-bordered box.





Description

Well-presented family home in a popular Branchton location. This upgraded unfurnished three-bedroom semi-detached villa offers comfortable, modern living. Set within the sought-after Branchton area, the property also benefits from front and rear gardens, making it ideal for families or those looking for extra outdoor space.

Key features:

Double glazing

Gas central heating

Private gardens to the front and rear

Inside, the accommodation includes:

Spacious entrance hallway accessed via UPVC double-glazed door with side panel and built-in storage

Bright dual-aspect lounge with laminate flooring

Fitted kitchen with rear window and UPVC door providing direct access to the garden

White fitted units

Grey-toned work surfaces

Splashback tiling

Staircase to upper landing with loft access

Two double bedrooms and a third single bedroom with built-in cupboard

Modern wet room with rear window featuring:

Vanity wash hand basin in white high-gloss unit

WC

Mira shower

Wet floor finish, wall tiling & chrome heated towel rail

Applications are subject to financial referencing and affordability checks.

LLR: 1528481/280/17012 and 1528483/280/17012

LARN: 1901039



Measurements

Hallway

Lounge

3.63m x 5.61m (11'11 x 18'5)

Kitchen

3.23m x 3.07m (10'7 x 10'1)

Upper landing

Bedroom 1

2.51m x 4.95m (8'3 x 16'3)

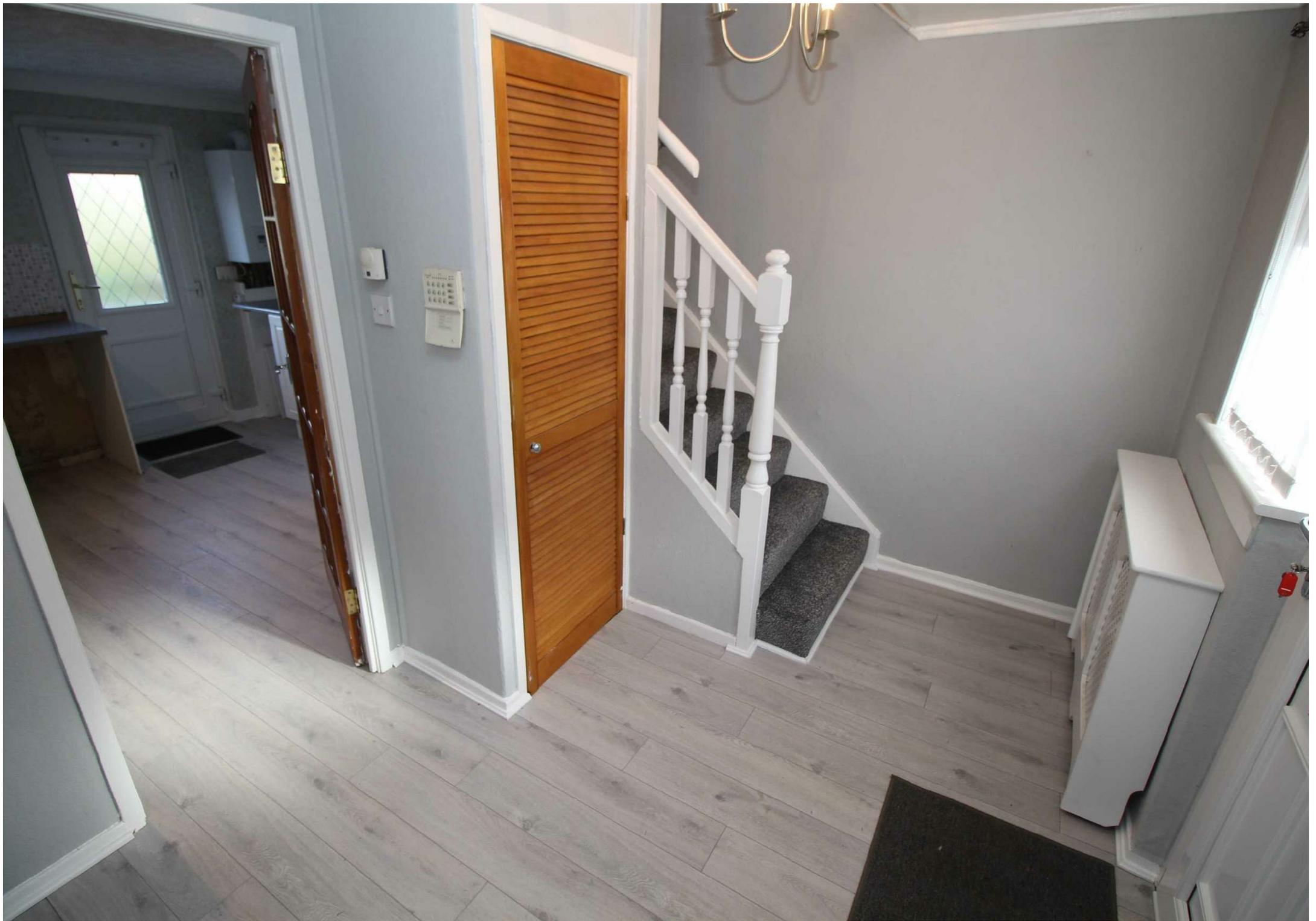
Bedroom 2

3.81m x 3.05m (12'6 x 10'0)

Bedroom 3

2.08m x 3.78m (6'10 x 12'5)

Wet Room









The
next
step..



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

t: 01475 888400

e: sales@neillclerk.co.uk

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Agents Notes:

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