



93A, BRISBANE  
STREET, GREENOCK, PA16 8NY



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ESTATE AGENTS







## **Description**

Occupying a sought after West End location with views towards Glenpark Cricket Ground this three bedroom SEMI DETACHED VILLA offers an ideal family home. There is a south facing rear garden which is enclosed by hedging/fencing with lawn and paved area. The front garden features a lawned plot and flower beds. A driveway offers parking for one car and leads to the garage with side courtesy door and single glazed rear window. An outbuilding/store is located next to the garage.

A degree of internal upgrading is required which is reflected in the asking price. Specification includes: double glazing and gas central heating.

Accommodation comprises: Entrance Hallway by double glazed door with side panel and understair cupboard. There is a front facing Lounge with three light window formation. The bright Dining Room overlooks the rear garden. There is a fitted Kitchen with oak style units, patterned work surfaces and splashback tiling. Appliances include: extractor hood, electric hob and oven. A single glazed door leads to the side of the property.

Stairs give access to the Upper Landing with side window and hatch to the loft which has a metal pull down ladder. There are two double sized Bedrooms and 3rd single Bedroom. The Wet Room features a rear window plus two piece suite comprising: vanity wash hand basin, wc and "Mira" shower.

Early viewing is advised for this home in a prime West End location. EPC = D.

## **Measurements**

Entrance Hall

Lounge

4.37m x 3.96m (14'4 x 13'0)

Dining Room

3.78m x 4.37m (12'5 x 14'4)

Kitchen

2.72m x 2.84m (8'11 x 9'4)

Upper Landing

Bedroom 1

4.37m x 4.06m (14'4 x 13'4)

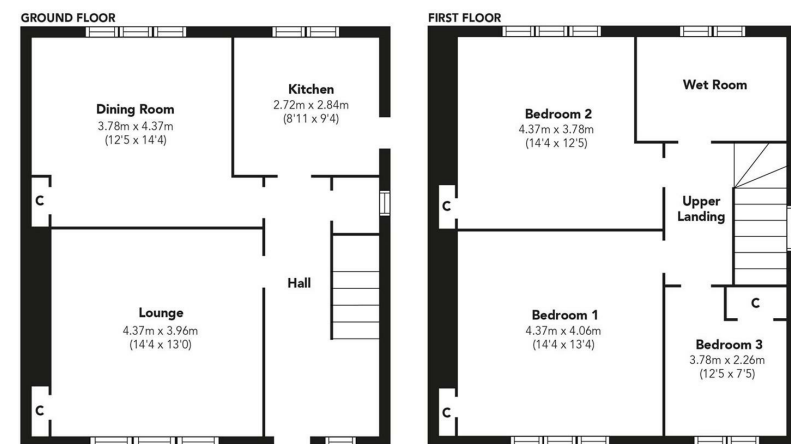
Bedroom 2

4.37m x 3.78m (14'4 x 12'5)

Bedroom 3

3.78m x 2.26m (12'5 x 7'5)

Wet Room



Floorplans are indicative only - not to scale  
Produced by Plushplans 



















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