



5, KINCAID COURT, GREENOCK, PA15
2BW



 neillclerk
ESTATE AGENTS



Description

This well presented two bedroom FIRST FLOOR FLAT offers bright modern living within the highly desirable Kincaid Court development. The airy interior features Juliet balcony rails in the lounge and both bedrooms. There is an allocated parking space, plus additional visitor parking is available. There are partial views beyond surrounding properties towards the River Clyde.

Specification includes: double glazing, gas central heating and laminate flooring. The building is protected by a security door entry system.

Accommodation comprises: welcoming Entrance Hallway by timber door with inbuilt cupboard. The bright Lounge / Dining Room has a three light and separate single window formation. This room offers a perfect space for relaxing or entertaining with friends and family.

There is a Breakfasting Kitchen with calvados style units and black/grey marble effect work surfaces. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, fridge/freezer, integrated dishwasher and washing machine. There is a breakfast bar providing space for three stools.

The double sized Master Bedroom offers a fitted mahogany style wardrobe providing storage. There is an Ensuite Shower Room with window, plus three piece suite comprising: pedestal wash hand basin, wc and double sized shower cubicle with "Mira" shower. Specification includes partial wall tiling. There is a 2nd double Bedroom which benefits from a fitted maple effect double wardrobe. The Bathroom has a three piece suite comprising: pedestal wash hand basin, wc and bath with mixer shower plus there is partial wall tiling.

Early inspection is a must for this modern home near the waterfront. EPC = C.

Measurements

Hallway

Lounge
5.03m x 4.50m (16'6 x 14'9)

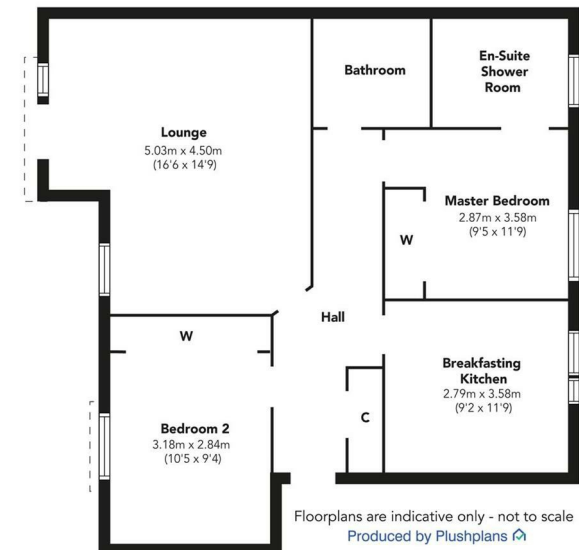
Breakfasting Kitchen
2.79m x 3.58m (9'2 x 11'9)

Master Bedroom
2.87m x 3.58m (9'5 x 11'9)

Ensuite Shower Room

Bedroom 2
3.18m x 2.84m (10'5 x 9'4)

Bathroom













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)