



56, GRANT STREET, GREENOCK, PA15  
2BP







## Description

This is a rare opportunity to purchase a two bedroom, two pubic room SEMI DETACHED VILLA situated in this highly popular location offering an ideal family home. Enclosed gardens extend to the front and rear. There is a pebbled front garden with paved path and wrought iron railings. The rear garden features a paved patio, artificial grass plot and pebbled area.

Lies close to local shops and transport facilities, including Cartsdyke railway station and the A8 which is ideal for commuters to Glasgow and further afield. Specification includes: double glazing and gas central heating.

Accommodation comprises: Entrance Vestibule by UPVC double glazed door with further glazed door leading to the welcoming Hallway. There is a front facing bay windowed Lounge with focal point marble fireplace, inset electric fire plus ornate cornice and ceiling rose. Double glazed sliding doors lead to the Dining Room which can also be reached from the hallway. The Dining Room features oak style fitted units, granite effect work surfaces and splashback tiling. Sliding patio doors lead to the rear garden.

The rear facing Kitchen overlooks the garden and offers a side door giving access to the garden. There are maple style fitted units, green toned work surfaces and splashback tiling. Appliances include: extractor hood, electric hob, oven, washing machine, tumble dryer and fridge/freezer.

Stairs give access to the Upper Landing with rear facing window and hatch to the loft. There are two double sized Bedrooms. Bedroom 1 benefits from range of fitted wardrobes and bedroom furniture. There is a shower cubicle in the 2nd bedroom with "Triton" shower. The Bathroom with front window offers a three piece suite comprising: vanity wash hand basin, wc and bath with mixer shower, plus wall tiling and tiled floor.

All furniture is open to separate negotiation. Early viewing is highly recommended for this family home. EPC = D.



## Measurements

Entrance Vestibule

Hallway

Lounge

3.91m x 4.93m (12'10 x 16'2)

Dining Room

4.24m x 3.63m (13'11 x 11'11)

Kitchen

2.87m x 3.35m (9'5 x 11'0)

Upper Landing

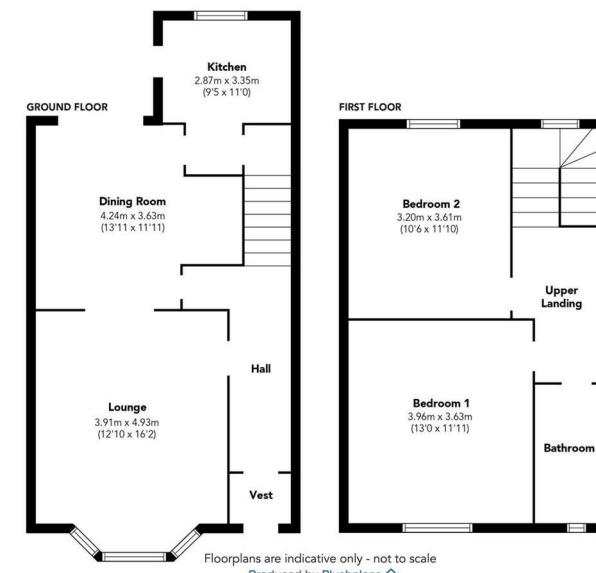
Bedroom 1

3.96m x 3.63m (13'0 x 11'11)

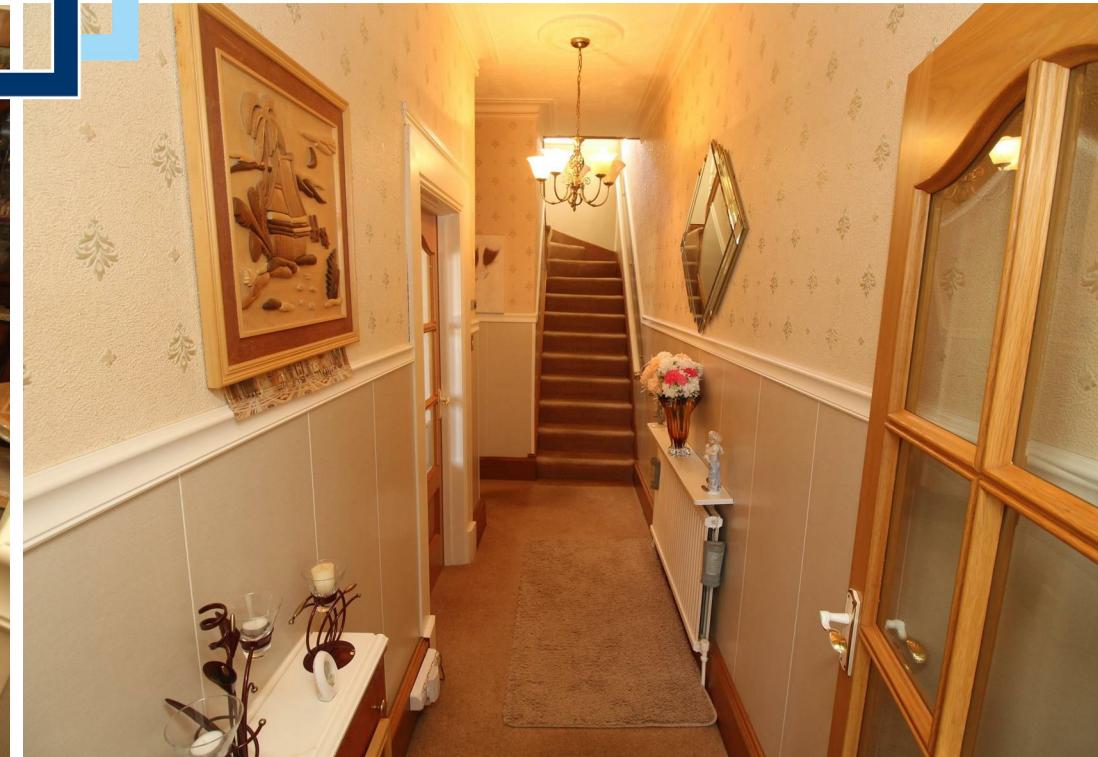
Bedroom 2

3.20m x 3.61m (10'6 x 11'10)

Bathroom













#### 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.

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**60 West Blackhall Street  
Greenock  
Renfrewshire  
PA15 1UY**  
**t: 01475 888400**  
**e: [sales@neillclerk.co.uk](mailto:sales@neillclerk.co.uk)**  
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