



2/1 3, LEMMON  
STREET, GREENOCK, PA15 4HT







## Description

Set within a desirable cul de sac location this generous sized two bedroom unfurnished TOP FLOOR FLAT lies convenient for local schooling and transport facilities. There is a communal lawned rear drying green.

Specification includes: double glazing and gas central heating.

The bright accommodation comprises: Entrance Vestibule by wooden double glazed door which leads to the Reception Hallway with a rear facing window.

The kitchen comprises white wall and floor mounted units and also a breakfast bar. Appliances include: washing machine, electric cooker and fridge freezer.

There are two spacious double sized Bedrooms. The refitted Bathroom with rear window has a three piece suite comprising: pedestal wash hand basin, wc and bath with mixer shower. There is full wall tiling.

Applications are subject to financial criteria checks. LLR: 1504158/280/15112. LARN: 1901039. C/Tax: A. EPC: D



## Measurements

Entrance Hallway

Lounge

3.81m x 4.27m (12'06 x 14'00)

Kitchen

4.06m x 2.69m (13'04 x 8'10)

Bedroom 1

4.04m x 2.74m (13'03 x 9'00)

Bedroom 2

4.39m x 3.68m (14'05 x 12'01)

Bathroom

2.31m x 1.57m (7'07 x 5'02)









## 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](http://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](mailto:sales@neillclerk.co.uk)**  
**w: [www.neillclerk.co.uk](http://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.