



3, BANNOCKBURN
STREET, GREENOCK, PA16 9DF







Description

This two bedroom UPPER QUARTER VILLA with private entrance door located at the side of the property occupies a sought after location close to Notre Dame secondary school and is convenient for both amenities and transport facilities. The exterior has been re-rendered in recent years. A degree of internal upgrading and modernisation is required which is reflected in the asking price. Would suit a variety of buyers including downsizers and first time purchasers.

There are generous sized private sections of lawned garden which extend to the side of the property. There is a south facing communal rear drying green. Specification includes: double glazing and electric heating.

Apartments comprise: a single glazed door which leads to the Entrance Stair. The Upper Landing Hallway with side window offers an inbuilt cupboard and hatch gives access to the loft. The bright front facing Lounge features views over Greenock and a shelved alcove.

There is an "L" shaped Kitchen with windows to the front and side plus basic white fitted units and oak style work surfaces. Appliances include: gas hob.

There are two rear facing double sized Bedrooms. The 1st bedroom features fitted wardrobes and an inbuilt cupboard. The Bathroom with side window has a three piece suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower.

Viewing is highly recommended. EPC = C



Measurements

Entrance Stair

Upper Landing

Lounge

4.47m x 3.89m (14'8 x 12'9)

Kitchen

3.76m x 1.09m (12'4 x 3'7)

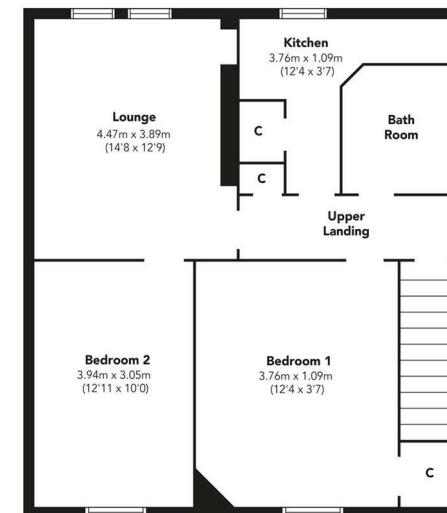
Bedroom 1

3.45m x 3.86m (11'4 x 12'8)

Bedroom 2

3.94m x 3.05m (12'11 x 10'0)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans









**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.



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

