



*Brian Harkins  
Estate Agents*

*29 BRISBANE STREET, GREENOCK, PA16 8LL*

*OFFERS OVER £128,000*

*C/TAX BAND: B*

*2 BEDROOM FLAT*

*EPC BAND: C*



Light, spacious, and tastefully decorated throughout, this impressive two-bedroom SECOND FLOOR TRADITIONAL FLAT offers stylish modern living with the added benefits of a well maintained rear garden. The property lies close to the Town Centre, offering excellent local amenities and transport links.

Consisting of Entrance Reception Hallway being used by present owner as Dining Area, Large storage cupboards and Laminate flooring throughout, leading to Bright and Stylish Lounge with feature Bay window and wood paneling to enhance its character with original cornicing and Laminate flooring throughout.

Fitted Breakfasting Kitchen with ample storage in both floor and wall mounted units, Range cooker and stainless steel chimney extractor, double window formation.

Two Double Bedrooms one to front with double window formation, Laminate flooring throughout and walk in storage cupboard, one to rear over looking rear garden with Laminate flooring throughout.

Bathroom with three piece white suite and over the bath wall mounted Mixer shower and screen.

Communal garden grounds to rear with drying green and mature shrubs throughout.

The specification of this property includes Double Glazing and Gas Central Heating.

Must be viewed to fully appreciate the accommodation on offer and the local.

### **Lounge**

*15'5" x 12'0" (4.70 x 3.68)*



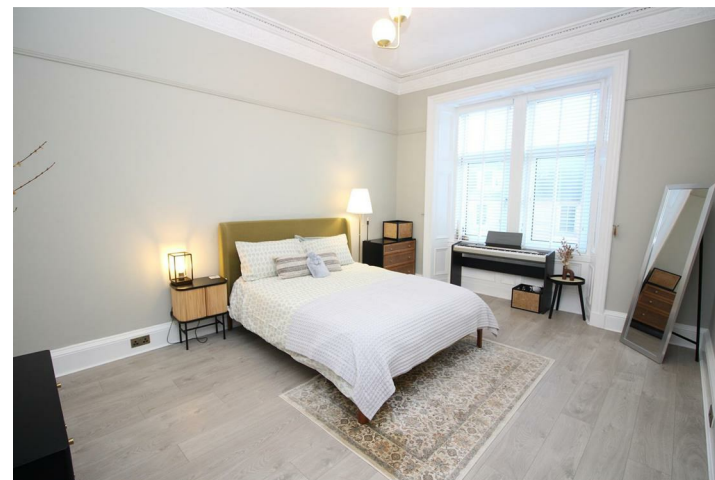
### **Kitchen**

*14'9" x 8'9" (4.50 x 2.69)*



### **Bedroom 1**

*14'9" x 12'0" (4.50 x 3.68)*



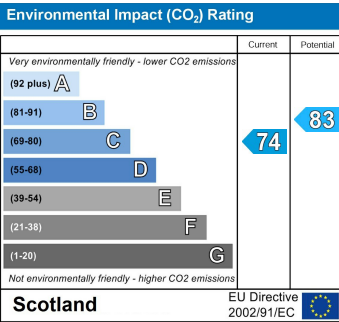
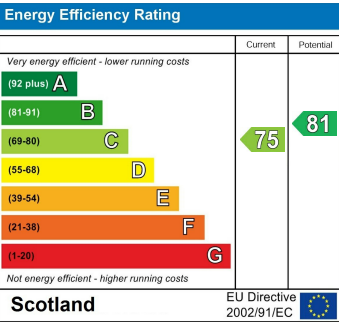
### **Bedroom 2**

*13'1" x 10'5" (3.99 x 3.18)*



### **Bathroom**

*13'1" x 4'11" (3.99 x 1.50)*



**IMPORTANT NOTE TO PURCHASERS:**

**\*\*MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale\*\*

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

