

*Brian Harkins  
Estate Agents*



*34 BRAESIDE LANE, GREENOCK, PA16 0RL*

*OFFERS OVER £113,000*

*C/TAX BAND: A*

*2 BEDROOM HOUSE - END TERRACE*

*EPC BAND:D*

This beautifully presented END TERRACED VILLA is a bright and spacious family home situated in the highly sought after Braeside area. The area has fantastic local amenities and is easily accessible by the regular bus services. Enclosed front and rear garden grounds.

Accommodation comprises; Welcoming Reception Hallway, Bright and Spacious sitting room with Picture frame window to front, Laminate flooring throughout with french doors leading to patio area. Fitted Kitchen with ample storage in both floor and wall mounted units, Gas Hob, Electric Oven and Stainless Steel Extractor Hood. Access to Enclosed rear garden.

Bathroom with three piece vanity storage unit suite, over bath wall mounted electric shower and screen, Wet Wall panels throughout.

On the upper Landing there are two good Size Double Bedrooms one with fitted mirrored wardrobes.

There are spacious gardens to the front and rear of the property with the rear garden having a slabbed patio area.

The property is fully double glazed and has gas central heating.

COUNCIL TAX BAND A

Viewing is Highly recommended to fully appreciate the accommodation on offer.

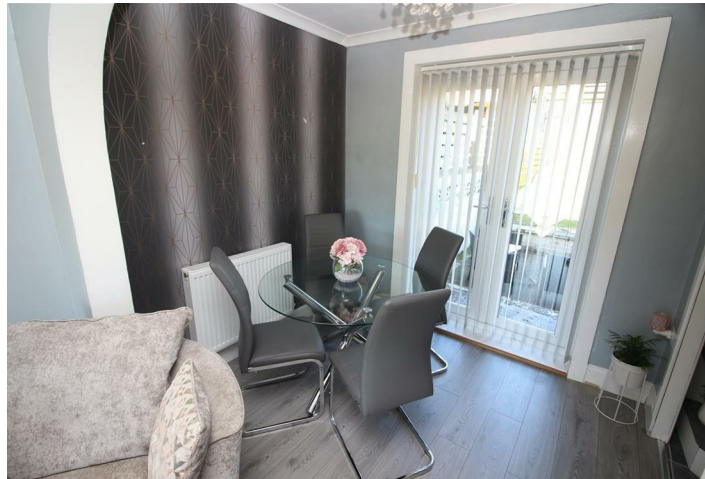
**Lounge**  
*10'6" x 14'6" (3.21 x 4.43)*



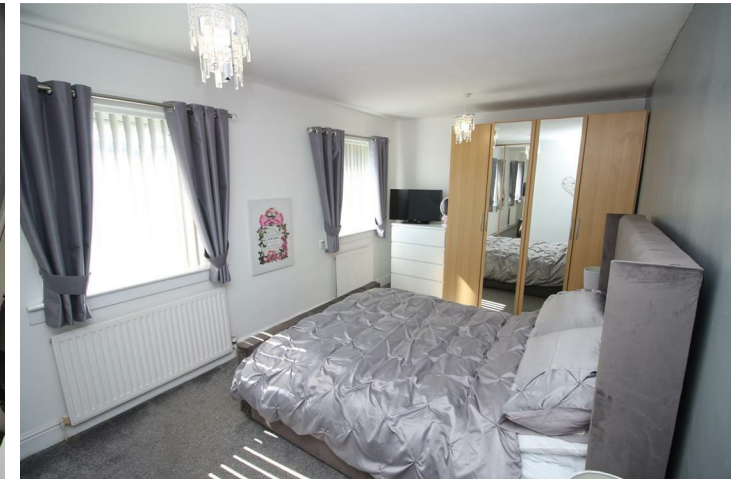
**Dining Area**  
*6'5" x 8'3" (1.96 x 2.53)*



**Bedroom 1**  
*9'8" x 15'8" (2.97 x 4.79)*



**Kitchen**  
*10'5" x 10'9" (3.20 x 3.28)*



**Bedroom 2**  
*9'1" x 11'6" (2.78 x 3.51)*



**Bathroom**  
4'10" x 8'9" (1.48 x 2.68)

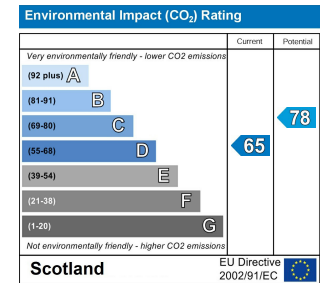
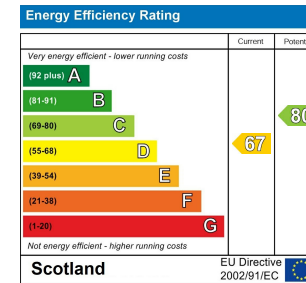
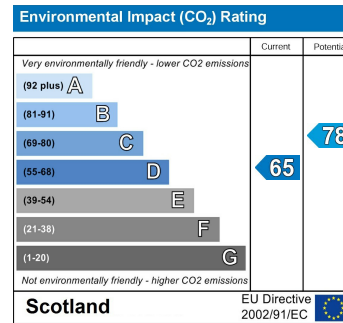
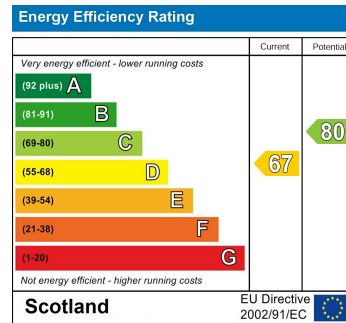


**IMPORTANT NOTE TO PURCHASERS:**

**\*\*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.



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