



*Brian Harkins  
Estate Agents*

*4 LYLE STREET, GREENOCK, PA15 4QG*

*OFFERS OVER £83,000*

*C/TAX BAND: B*

*2 BEDROOM FLAT*

*EPC BAND:C*

This deceptively spacious and well-proportioned TRADITIONAL FIRST FLOOR FLAT is sure to appeal to a variety of customers. Situated in a central area of Greenock with all local amenities close to hand, including shops, park and local transport links.

Property consists of large welcoming reception hallway with storage cupboard, bright and spacious lounge with window to front. Fitted Kitchen with floor and wall mounted units, Laminate flooring throughout.

Two good sized bedrooms.

Bathroom with three piece suite, Tiling around Bath area.

The specification of the property includes gas central heating and double glazing.

Communal rear garden with Drying Green, mainly laid to lawn and bordered by mature shrubs. Private and communal cellars.

Early viewing highly recommended.

### Lounge

17'0" x 16'0" (5.19m x 4.90m)



### Kitchen

8'10" x 7'0" (2.71m x 2.15m)



### Bathroom

9'2" x 4'3" (2.80m x 1.32m)



### Bedroom 1

13'2" x 10'2" (4.02m x 3.11m)



### Bedroom 2

16'2" x 8'9" (4.95m x 2.69m)

### 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.



