



*Brian Harkins  
Estate Agents*

*23 TRAFALGAR STREET, GREENOCK, PA15 4LZ*

*OFFERS OVER £73,000*

*C/TAX BAND: B*

*2 BEDROOM FLAT*

*EPC BAND:C*

A seldom available modern TOP FLOOR FLAT is presented to the market in excellent condition throughout. This property lies in close proximity to all town centre amenities and transport links for all surrounding areas. Fantastic views of the River Clyde and hills beyond.

This good sized accommodation comprises Welcoming Reception Hallway featuring a walk in storage cupboard with access to floored attic space, Laminate flooring throughout, Bright and spacious Lounge with large window facing to the front of the property.

Dining Kitchen with ample storage in the form of both wall and base mounted units with gas cooker and electric oven. Laminate flooring throughout.

Two Double Bedrooms both looking out to rear of property with built in sliding mirror wardrobes.

Modern fitted Bathroom comprises of two piece white suite, walk in shower with mixer shower and Heated Towel Rail.

Residents car parking located to the rear of the property.

The specification of this property includes Gas Central Heating and Double Glazing. Secure Door Entry System.

Early viewing is highly recommended to fully appreciate both the property and the locale on offer.

**Lounge**  
*12'2" x 14'0" (3.71m x 4.27m)*



**Dining Kitchen**  
*8'0" x 10'5" (2.46m x 3.19m)*



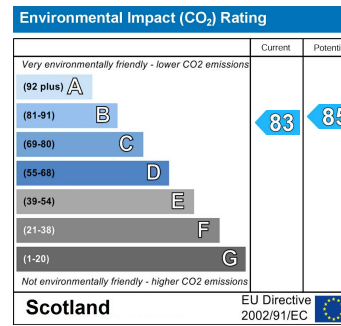
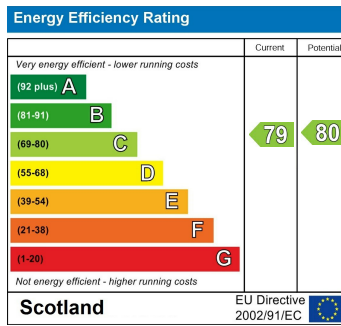
**Bedroom 1**  
*10'0" x 11'0" (3.07m x 3.37m)*



**Bedroom 2**  
*9'11" x 9'11" (3.04m x 3.03m)*



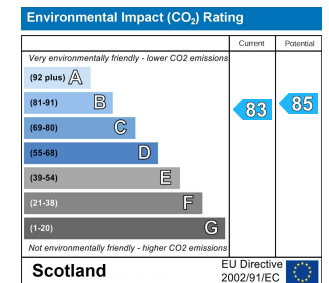
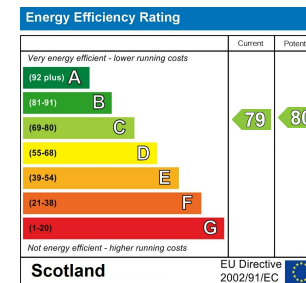
**Bathroom**  
*5'6" x 5'10" (1.68m x 1.79m)*



**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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