



*Brian Harkins  
Estate Agents*

*36 CRUNES WAY, GREENOCK, PA15 2WH*

*OFFERS OVER £330,000*

*C/TAX BAND: D*

*5 BEDROOM HOUSE - DETACHED*

*EPC BAND: B*



\*\*\*CLOSING DATE TUESDAY 18TH FEBRUARY @12 NOON \*\*\*A modern, stylish and beautifully presented DETACHED Family home overlooking the River Clyde with generous private gardens which benefits from a particularly sunny and well screened setting with Summer house. Located in the highly sought after area of Kingston Dock.

A Welcoming Reception Hallway from which the accommodation flows, Formal Lounge with triple window formation to front with Panoramic views.

The heart of the home is the stunning open plan Kitchen, Dining room, designed by the current owners to an exacting standard, offering a fine example of modern living. The kitchen itself is modern and contemporary, offering ample storage units, Breakfast Bar with storage and Gas Range Hob, wall mounted Double Oven, patio doors to rear garden. Access to Utility Room. W. C. with two piece vanity suite.

The beautiful principle Bedroom is situated to the front of the property with large window. The room benefits from En Suite shower with vanity unit. This floor boasts further Bedroom to front and three Bedrooms to the rear of property.

Family Bathroom with three piece suite and over the bath wall mounted shower and screen, Tiling Throughout.

Externally, Front Resin bound Driveway, the rear garden is private and secure, with well maintained Astro turf lawn as well as a Resin bound Patio area, Summer House. Integral garage with Electric door, access can be gained from front hallway.

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

Viewing is highly recommended of this superb five bed detached villa, boasting exceptionally spacious and flexible family sized accommodation with an on-trend finish.

**Lounge**  
15'9" x 11'3" (4.81 x 3.43)



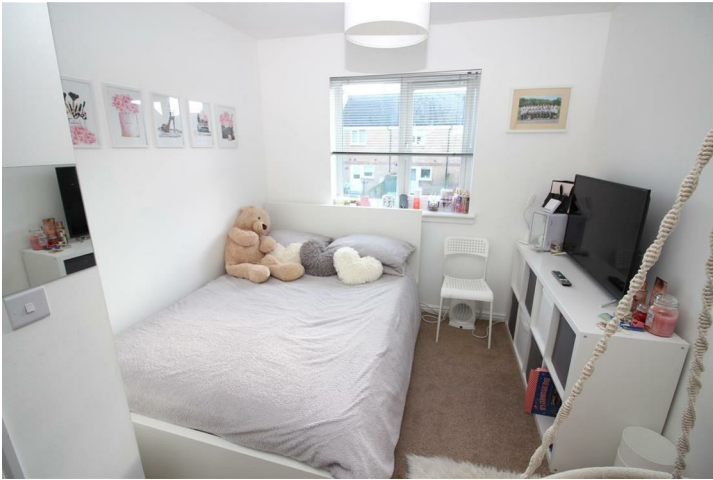
**Dining/Kitchen**  
19'11" x 9'10" (6.09 x 3.02)



**Master Bedroom**  
13'5" x 11'2" (4.11 x 3.41)



**Bedroom 2**  
11'9" x 8'11" (3.59 x 2.73)



**Bedroom 3**  
9'3" x 7'3" (2.84 x 2.23)



**Bedroom 4**  
8'3" x 10'7" (2.52 x 3.24)



**Bedroom 5**  
 11'11" x 8'11" (3.65 x 2.73)



**Utility**  
 6'9" x 6'0" (2.06 x 1.85)



**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\*\*



**Bathroom**  
 8'2" x 6'9" (2.49 x 2.07)



**WC**  
 6'9" x 3'6" (2.07 x 1.08)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) Energy Efficiency Rating		
(81-91)		
Very energy efficient - lower running costs		
(69-80) (92 plus) A		
(55-68) (81-91) B		
(39-54) (69-80) C		
(21-38) (55-68) D		
(1-20) (39-54) E		
Not energy efficient - higher running costs		
(1-20) F		
(1-20) G		
Scotland		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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(81-91)		
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