



***Brian Harkins
Estate Agents***

12 KINCAID COURT, GREENOCK, PA15 2BX

OFFERS OVER £114,000

2 BEDROOM FLAT - PURPOSE BUILT

EPC BAND:B

An attractive MODERN SECOND FLOOR FLAT set within a convenient locale in a residential development in the East End area of Greenock. Enjoying a close proximity location for the Town Centre with all its amenities. This property has been recently redecorated by the present owner and is in walk-in condition. Views towards the Firth of Clyde and Hills beyond

Apartment comprising of Welcoming Reception Hallway with built in storage cupboard. Bright and Stylish Lounge with Dual aspect windows with Juliet Balcony to the front over looking The Firth of Clyde, Laminate flooring throughout.

Modern Fitted Dining Kitchen with amply storage in the form of floor and wall mounted units, Gas Hob and Electric Oven, Stainless steel chimney Extractor, Laminate flooring throughout.

Two good sized Double Bedrooms both with built in fitted wardrobes and Juliet Balconies. En-suite from Master Bedroom with two piece bathroom suite and separate shower cubical with Electric shower.

Family Bathroom with Modern fitted vanity three-piece white bathroom suite with fitted storage, Tiling throughout, Illuminated mirror.

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

The property is accessed through Security Door Entry System. Residents allocated Private Parking.

The property has a communal front and rear garden which is landscaped and well maintained.

Early viewing is Essential to fully appreciate this accommodation on offer.

Lounge
16'6" x 14'9" (5.04m x 4.52m)

Dining Kitchen
9'4" x 11'8" (2.87m x 3.57m)

Masster Bedroom
11'9" x 9'3" (3.59m x 2.82m)

Ensuite
6'5" x 7'2" (1.96m x 2.19m)

Bedroom 2
9'10" x 10'4" (3.00m x 3.17)

Bathroom
8'7" x 6'4" (2.64m x 1.94)

IMPORTANT NOTE TO PURCHASERS:

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.



