



*Brian Harkins
Estate Agents*

24 ATHOLE TERRACE, GREENOCK, PA16 0RN

OFFERS OVER £126,000

C/TAX BAND: B

2 BEDROOM HOUSE - END TERRACE

EPC BAND:D

Lying within a sought after cul de sac location which is rarely available this END TERRACED VILLA is presented to the market in good condition. The property has outstanding views beyond the surrounding properties to the countryside.

Comprising of Welcoming Entrance Hallway with storage cupboard, laminate flooring throughout. Bright and Spacious Lounge with feature wall for Electric fire and Television, windows to both the front and rear. Modern fitted Kitchen with ample storage in the form of floor and wall mounted units, Gas Hob and Oven, Extractor hood, further storage cupboard, access to rear garden, laminate flooring throughout.

On the upper landing there are two good sized double Bedrooms both with built in fitted wardrobes, and beautiful views. Floored and lined Loft storage accessed from fixed stair well.

Family Bathroom with three piece white vanity suite and over the bath wall mounted Shower and screen, Wet wall panels throughout.

The front garden grounds are laid mainly to Terraced flower beds with mature shrub bushes and the side garden has access to the rear garden grounds with a drying green, Decked Terraced and Concrete Shed. Driveway to front for two cars.

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

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

Lounge

21'5" x 10'5" (6.55m x 3.19m)



Kitchen

10'5" x 10'1" (3.20m x 3.09m)



Bedroom 1

12'5" x 9'8" (3.79m x 2.97m)



Bedroom 2

10'10" x 9'8" (3.32m x 2.97m)



Loft

19'0" x 10'5" (5.80m x 3.19m)



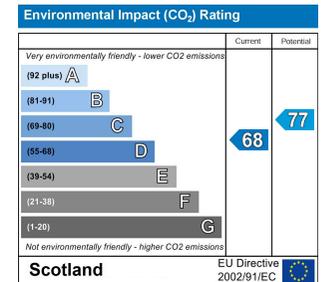
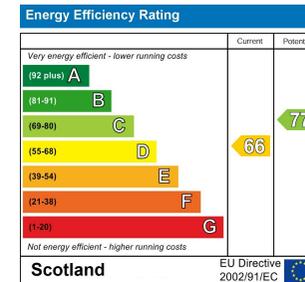
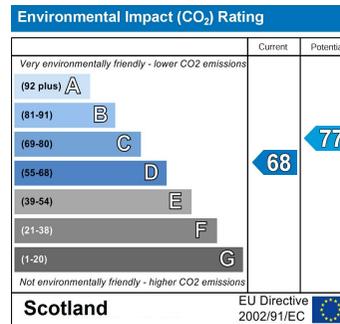
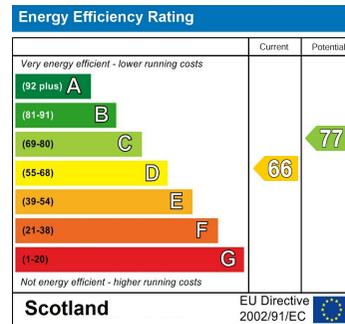
Bathroom
5'0" x 8'8" (1.53m x 2.65m)



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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