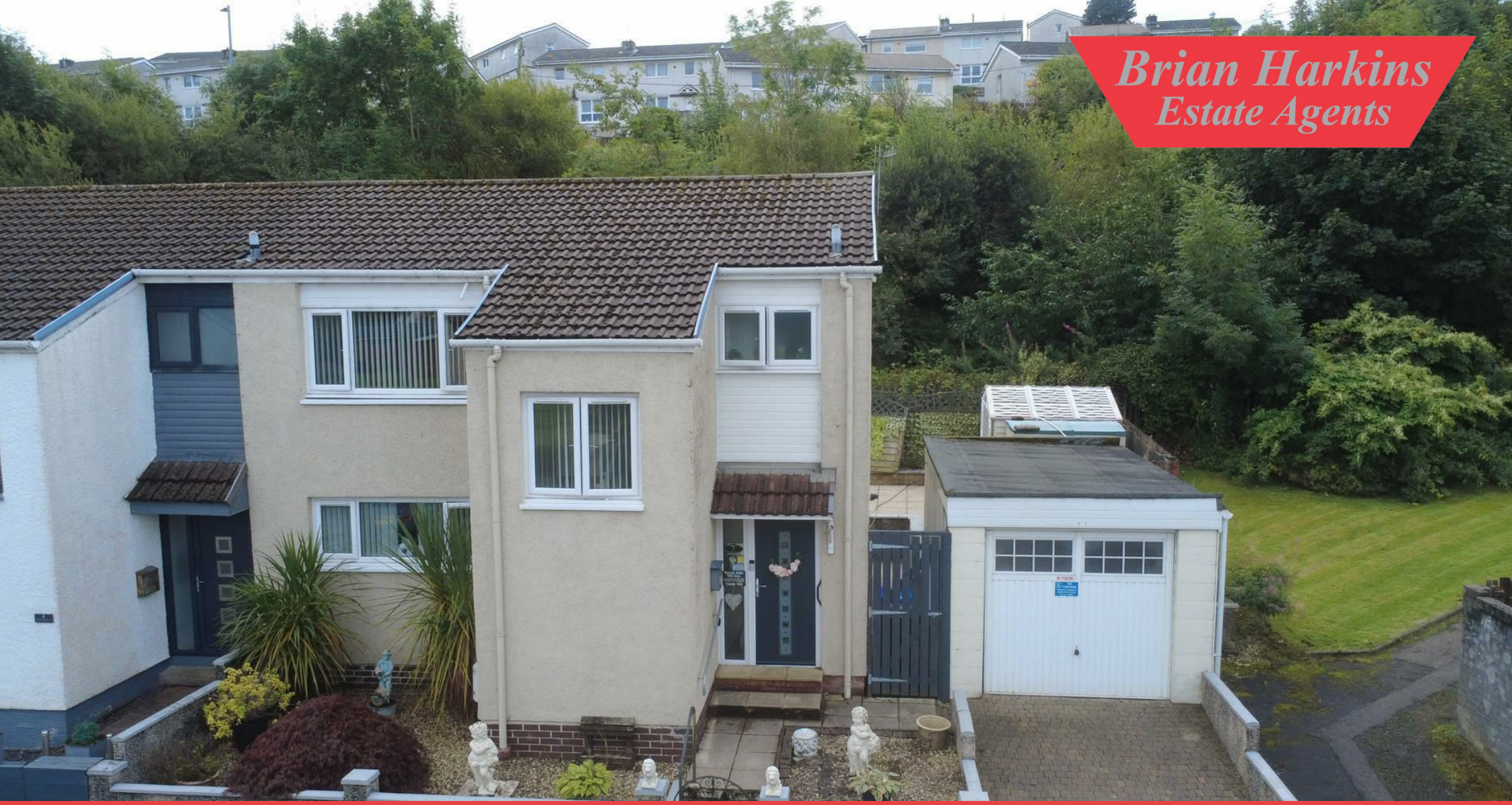


7 ABERFOYLE ROAD, GREENOCK, PA15 3DE

OFFERS OVER £143,000

C/TAX BAND: A

3 BEDROOM HOUSE - END TERRACE

EPC BAND:C

*** CLOSING DATE WEDNESDAY 16TH SEPTEMBER @ 12 NOON ***Nestled on Aberfoyle Road in Greenock, this charming end-terraced villa presents an exceptional opportunity for families seeking a well-proportioned home in a desirable location. The property boasts a welcoming reception hallway that leads into a bright and stylish lounge, featuring front and rear windows that fill the space with natural light, complemented by a tasteful fireplace and laminate flooring throughout.

The modern fitted kitchen is a highlight, offering ample storage with both floor and wall-mounted units, a gas range hob, and a wall-mounted double oven, all topped off with a sleek stainless steel extractor chimney. This space also provides convenient access to the rear garden and patio area, perfect for outdoor entertaining or relaxing.

On the upper level, you will find three generously sized bedrooms, all adorned with laminate flooring and benefiting from a storage cupboard in the hallway. The family bathroom is equipped with a two-piece vanity suite and a separate walk-in shower cubicle featuring a power shower, finished with stylish wet wall panels.

The property is further enhanced by double glazing and gas central heating, ensuring comfort throughout the year. Outside, the extensive front garden is beautifully laid with stone chippings and mature shrubs, while the rear garden has been thoughtfully landscaped for easy maintenance, primarily featuring a patio area. Additionally, the property includes a garage and driveway, providing ample parking space.

Internal viewing is highly recommended to fully appreciate the spacious accommodation and the attractive locale this delightful family home has to offer.

Lounge
19'1" x 10'7" (5.82m x 3.23m)

Kitchen
14'2" x 12'0" (4.32m x 3.66m)

Bedrrom 2
10'9" x 9'4" (3.29m x 2.86m)

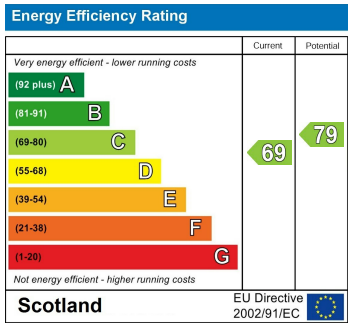
Bedroom 1
14'0" x 12'2" (4.29m x 3.73m)

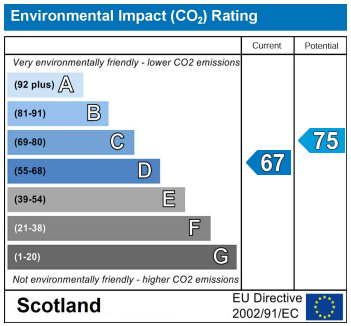
Bedrrom 3
12'1" x 8'8" (3.69m x 2.65m)

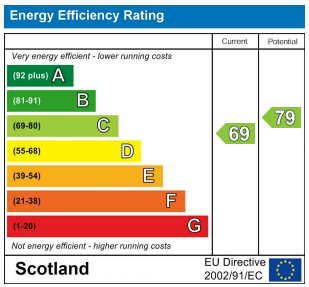
Bathroom
6'0" x 5'1" (1.84m x 1.55m)

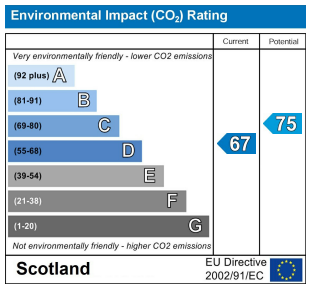
IMPORTANT NOTE TO PURCHASERS:
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

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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