



*Brian Harkins
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4A EAST SHAW STREET, GREENOCK, PA15 1PN

OFFERS OVER £39,999

C/TAX BAND: A

1 BEDROOM FLAT

EPC BAND: C

Located in a sought-after residential area near Greenock Town Centre, this traditional ground floor flat makes an ideal starter home for a first-time buyer or a Buy to Let opportunity. This flat has been thoroughly upgraded throughout making it walk in for any potential buyer.

The property includes an entrance hallway with ample storage and offers access to all rooms of the home.

The lounge is bright and spacious, with double front facing windows and laminate flooring throughout.

The contemporary kitchen is equipped with white oak storage units and spacious work surfaces, providing ample room for meal preparation. Convenient splashbacks are installed, along with an electric hob and extractor hood. There is also a separate storage cupboard which is perfect to store away additional cleaning/laundry essentials.

Shower room features a white two-piece suite, separate shower cubicle, and towel heater.

The specification of this property includes, Communal drying area to the rear, Double Glazing and Gas Central Heating throughout.

Early viewing is highly recommended to appreciate the locale and finish of the property.

Lounge

14'1" x 12'2" (4.31 x 3.72)



Kitchen

12'2" x 6'5" (3.73 x 1.96)



Bedroom

12'2" x 12'0" (3.72 x 3.67)



Shower room

6'9" x 6'0" (2.07 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**

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.



