



FIRST FLOOR FLAT located in Greenock's West End in walk-in condition. Secured entry and private cellar with communal rear garden. Gas central heating and double glazing. Hallway, lounge, kitchen, 2 bedrooms & shower room.

**FLAT 1/1, 26 PATRICK STREET, GREENOCK, PA16 8HD**

**OFFERS OVER: £85,000**

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FIRST FLOOR FLAT located in Greenock's West End presented to the market in walk-in condition. Secured entry and private cellar with communal rear garden. Gas central heating and double glazing throughout. Ample parking bays on street. The property offers great sized accommodation.

Great sized hallway providing access to all accommodation. Tastefully decorated lounge to the front of the property with two large windows allowing natural light throughout. Offering fabulous living area featuring original cornicing and ceiling rose. Modern fitted kitchen hosting a variety of white wall and base units providing ample work and storage space. "wet wall" under wall units with complementing work and floor surfaces.

The property benefits from two double bedrooms both located to the rear and with neutral décor and with storage cupboard. Fully tiled modern shower room hosting w.c, wash hand basin and shower cubicle. Early viewing highly recommended.

Located in Greenock's West end. There are local shops conveniently located in relation to the house, from which the town is readily accessible, as are well-rated primary and secondary schools. Supermarkets and other shopping facilities are available in Inverclyde. Greenock West Station provides regular trains to Glasgow City Centre.

#### ACCOMMODATION

Hallway – 2.60m(7'2")x2.22m(8'5")approx.

Lounge – 4.90m(16'0")x4.07m(13'3")approx.

Kitchen – 2.58m(8'4")x2.56m(8'3")approx.

Bedroom one – 3.63m(11'9")x3.45m(11'3")approx. excluding storage

Bedroom two – 3.50m(11'4")x3.35m(10'09")approx. excluding storage

Shower room –

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The agent has Not tested any apparatus, equipment, fixture Or services And cannot verify that they are In working order Or fit For their purpose, neither has the agent checked the legal documents To verify the tenure Of the Property. The prospective purchasers are advised To obtain verification from their Solicitor Or Surveyor. The above particulars whilst carefully prepared are Not warranted And Do Not form part Of any contract Of sale. Interested parties should have their own solicitor note their interest With the selling agents In order that they may be informed If a closing Date Is Set For the receipt Of offers. The sellers Do Not bind themselves To accept the highest Or any offer.

#### SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Linda Swan On 01475 558421 Or Harry Gray On 01475 558420.