



Seldom available UPPER FLAT requiring a degree of upgrading which is reflected in the price. Electric storage heating and DG. Hallway, lounge, kitchen, bedroom & bathroom. Early viewing advised.

37 FLORENCE STREET, GREENOCK, PA16 7SY

OFFERS AROUND: £35,000

Branch: 4 Cathcart Square, Greenock, PA15 2BS

Tel: 01475 558420

Email: lswan@blair-bryden.co.uk

Seldom available UPPER FLAT requiring a degree of upgrading which is reflected in the price. Electric storage heating and double glazing throughout.

Carpeted stairwell with loft access leading you to main hallway giving access to all accommodation and benefiting from two large storage cupboards. The lounge is located to the rear of the property offering good sized living area. Access to the kitchen from lounge hosting a variety of wall and floor units providing ample work and storage space.

Double bedroom to the rear. Bathroom hosting w.c, vanity basin set and bath with shower over.

Greenock Town Centre is readily accessible, as are well-rated primary and secondary schools. There are good local bus and rail links nearby. Early viewing is recommended.

ACCOMMODATION

Hallway- 3.01m(9'9")x1.87m(6'1")approx. L-shaped & excluding storage

Lounge - 5.04m(16'5")x3.21m(10'5")approx.

Kitchen - 3.24(10'6")x2.68m(8'8")approx.

Bedroom - 3.70m(12'1")x2.95m(9'7")approx.

Bathroom - 2.43(8'0")x1.41(4'6")approx.

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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 Carol Knox On 01475 558421 Or Harry Gray On 01475 558420.