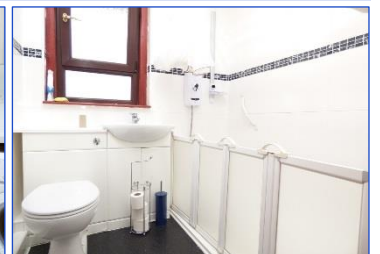




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SCOTLAND



**BLAIR &
BRYDEN**



Seldom available this MID TERRACED VILLA offers good family accommodation situated in quiet yet popular area of Greenock. Private front & rear gardens. Shared path to front. Hallway, lounge, breakfasting kitchen, 2 bedrooms & shower room. GCH & DG throughout.

14 MAVIS ROAD, GREENOCK , PA16 7BY

OFFERS OVER: £75,000

Branch: 4 Cathcart Square, Greenock, PA15 2BS

Tel: 01475 558420

Email: lswan@blair-bryden.co.uk

rightmove
s1homes.com
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Seldom available this MID TERRACED VILLA offers good family accommodation situated in quiet yet popular area of Greenock. Private front & rear gardens. Shared path to front. Gas central heating and double glazing throughout. Cellar accessed from rear garden.

Double glazed storm doors leading to vestibule in turn leading to small hallway. The lounge has been tastefully decorated with large picture window allowing natural sunlight throughout. Offering ideal sized living area with fire surround and electric fire. Good sized storage cupboard to the rear of lounge. Access to breakfasting kitchen from the lounge. Modern fitted kitchen hosting a variety of grey oak effect wall and base units providing ample work and storage space. Wet wall splashback. Breakfast bar. Gas hob, electric oven and stainless-steel extractor hood. Door to rear gardens.

Stairwell leading to upper level. Access to loft. The property benefits from two double bedrooms both with fitted furniture. The main bedroom is situated to the front of the property with neutral decor and complementing flooring. Large storage cupboard. Bedroom two is situated to the rear of the property again, with fitted furniture and neutral decor.

Also on this level is a modern "wet room" hosting w.c, wash hand basin and shower area. Wall tiling and wet room flooring.

Early viewing of this property is highly recommended.

ACCOMMODATION

Hallway - 1.54m(5'1")x1.23m(4'0")approx.

Lounge - 5.48m(18'0")x3.61m(11'8")approx.

Breakfasting kitchen - 4.74m(15'6")x2.63m(8'6")approx.

Bedroom one - 4.11m(13'5")x3.43m(11'3")approx. excluding storage

Bedroom two - 3.96m(13'0")x2.68m(8'8")approx.

Shower room - 2.09m(6'9")x1.86m(6'1")approx.

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 788246 Or Harry Gray On 01475 558420.