



Ideally located SECOND FLOOR FLAT which has been externally refurbished offering spacious living. Hallway, lounge, kitchen, 3 bedrooms & shower room. electric heating (Biomass) & DG. Secured entry and communal drying area.

**2-1, 15 PROSPECTHILL STREET, GREENOCK , PA15 4HH**

**OFFER OVER: £47,000**

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Ideally located SECOND FLOOR FLAT which has been externally refurbished offering spacious living. Biomass heating system and double glazing throughout. Secured entry and communal rear drying area.

Hallway giving access to all accommodation together with good-sized storage cupboard and further shelved cupboard. Family lounge offering great sized living space located to the front. Two windows providing natural sunlight throughout the room. Modern fitted kitchen to the rear with hosting a variety of wall and base units providing ample work and storage space. Complementing work and floor surfaces together with "wet wall" splashback. Extractor, electric hob and oven. Storage cupboard.

The property benefits from three good sized double bedrooms. Bedroom one is located to the front being a generous sized room with the added benefit of fitted mirrored wardrobes. Bedroom two is a great-sized double to the front with bedroom three located at the rear.

Fully tiled shower room hosting w.c., wash hand basin & shower unit.

Early viewing advised to appreciate the spacious accommodation on offer.

Greenock's Town Centre is within walking distance. Public transport and schooling nearby along with the new Greenock's Health Centre.

#### ACCOMMODATION

Hallway – 3.94m(12'9")x2.04m(6'7")approx. longest & widest point

Lounge – 5.11m(16'8")x3.57m(11'7")approx.

Kitchen – 4.17m(13'7")x1.76m(5'8")approx.

Bedroom one – 3.90m(12'8")x3.18m(10'4")approx.

Bedroom two – 3.87m(12'7")x2.89m(9'5")approx.

Bedroom three – 3.49m(11'5")x2.45m(8'0")approx.

Shower room - 2.38m(7'8")x1.47m(4'8")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 Linda Swan on 01475 788246 Or Harry Gray On 01475 558420.