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SCOTLAND



**BLAIR &
BRYDEN**



END TERRACED VILLA offering family accommodation over two levels. Private gardens to front and rear overlooking the surrounding area. DG & GCH throughout. Hallway, lounge, kitchen, three double bedrooms and wet room.

40 PENNYFERN ROAD , GREENOCK , PA16 9HB

OFFERS OVER: £85,000

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END TERRACED VILLA offering family accommodation over two levels. The property requires a degree of internal upgrading which is reflected in the price. Private gardens to front overlooking the surrounding area. Double glazing and gas central heating throughout.

Hallway giving access to downstairs accommodation. Storage cupboard. The lounge runs from front to rear of property with two windows allowing natural sunlight throughout. Good sized living area. Fitted kitchen to the rear hosting a variety of wall and floor units providing ample work and storage space. Included are gas hob and electric oven. Door to rear gardens. Also, on this level, you will find "wet room" hosting w.c, wash hand basin and shower area. Wall tiling and "wet room" flooring.

Carpeted stairwell to upper level. Loft access. The property benefits from three double bedrooms all with built-in storage cupboards. Bedroom one is a generous sized room to the rear. Bedrooms two and three are both good-sized doubles.

Early viewing is highly recommended.

Close to all local amenities including transport and both Primary and Secondary Schooling.

ACCOMMODATION

Hallway - 2.77m(9'1")x1.64m(5'4") approx

Lounge - 6.29m(20'8")x3.37m(11'1") approx

Kitchen - 3.50m(11'5")x3.34m(10'9") approx longest & widest point

Bedroom one - 4.25m(13'9")x3.74m(12'3") approx excluding storage

Bedroom two - 3.69m(12'1")x2.72m(8'9") approx excluding storage

Bedroom three - 3.32m(10'9")x3.06m(10'0") approx excluding storage

Bathroom - 1.84m(6'0")x1.74m(5'7")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.