



Well-presented UPPER QUARTER VILLA offers great sized family accommodation with generous rear garden together with communal drying area. Shed & cellar. Comprising hallway, lounge, kitchen, two double bedrooms & bathroom. GCH & DG. Early viewing advised.

3 IONA STREET, GREENOCK, PA16 7JG

OFFERS OVER: £60,000

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Well-presented UPPER QUARTER VILLA offers great sized family accommodation with generous sized rear garden together with communal drying area. Gas central heating and double glazing throughout. Private cellar. Replacement windows and front door (February 2020), fencing, guttering, internal doors and shed.

Carpeted stairwell leading to hallway giving access to all accommodation. Storage cupboard. Family lounge located to the front of the property with window allowing natural sunlight throughout. From the lounge is the second bedroom, located to the rear, double room with modern decor. Fitted "L" shaped kitchen hosting a variety of wall and floor units providing ample work and storage space throughout. Electric hob and oven together with extractor. The main bedroom is a good-sized double room with storage cupboard, again located to the rear of the property. Modern family bathroom hosting vanity unit incorporating w.c and wash hand basin and bath with shower over. Stylish "wet wall" finish. Wall mounted chrome towel radiator.

Greenock offers a wide range of shopping facilities. There are excellent road and rail links to Glasgow and beyond. Schooling is provided at both primary and secondary levels. Leisure facilities are provided within the Waterfront Leisure Centre, as well as bowling clubs and a golf club.

ACCOMMODATION

Hallway – 3.77m(12'4")x1.03m(3'4")approx

Lounge - 4.42m(14'5")x3.92m(12'9")approx

Kitchen - 3.74m(12'3")x3.36m(11'0")approx at longest & widest points ("L-shaped)

Bedroom one – 3.93m(12'9")x3.50m(11'5")approx excluding storage cupboard

Bedroom two – 3.93m(12'9")x3.01m(9'9")approx

Bathroom – 1.96m(6'4")x1.78m(5'8")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.