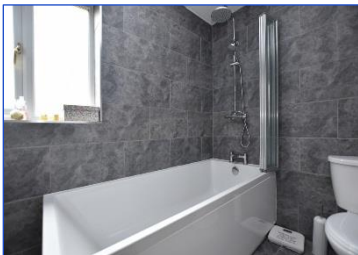




**BestMove**  
SCOTLAND



**BLAIR &  
BRYDEN**



Seldom available split-level DETACHED VILLA offers fabulous family accommodation with views towards the Clyde. GCH & DG. Private gardens, drive & single garage. Lounge, dining kitchen, 4 bedrooms (master en-suite), bathroom & cloakroom.

**5 LUSS AVENUE, GREENOCK, PA15 3EF**

**Offers Over: £170,000**

**Branch:** 4 Cathcart Square, Greenock, PA15 2BS

**Tel:** 01475 558420

**Email:** lswan@blair-bryden.co.uk

**rightmove**

**s1homes.com**

**Zoopla.co.uk**

Presented to the market in walk in condition this split-level DETACHED VILLA offers fabulous family accommodation with views towards the Clyde. Gas central heating and double glazing. Private gardens, drive and single garage.

Welcoming hallway giving access to all accommodation, the level boasts a fantastic sized dining kitchen with a box bay window. Fitted kitchen hosting a variety of wall and base units providing ample work and storage space. Complementing work and floor surfaces. Gas hob, extractor, oven and grill. Storage cupboard. Door leading to garage. Great space for family dining.

Stairwell leading to level one. Located here is the main lounge, tastefully decorated offering good sized family living area with fantastic views of the Firth of Clyde. The master bedroom is double room featuring views of the Clyde also. En-suite shower room off, hosting w.c, wash hand basin and shower. Modern "wet wall" finish. Bedroom three is located on this level which is currently being used as a family room. This room also has the added feature of patio doors leading to rear gardens. Small plumbed cloakroom hosting w.c and wash hand basin again, with modern "wet wall" finish"

Further stairwell from the lounge leading to the upper level. Loft access and storage cupboard.

There are two further double bedrooms on this level both tastefully decorated. The room to the front of the property also has unrestricted views towards the Clyde currently utilised as an office. Modern fitted family bathroom hosting w.c, vanity basin set and bath with shower over. Stylish wall and floor tiling.

Early viewing of the property is highly recommended to appreciate the accommodation on offer.

Greenock town centre is close by to the property. Regular bus services providing transport to immediate areas. Whinhill Railway Station within walking distance. Highly rated Primary and Secondary schooling.

#### ACCOMMODATION

Main entrance

Dining kitchen – 7.60m(24'9")x3.81m(12'5")approx.

#### Level one

Lounge – 5.10m(16'7")x3.73m(12'2")approx.

Bedroom one - 4.55m(14'9")x2.40m(7'9")approx.

En-suite - 2.33m(7'8")x1.44m(4'7")approx.

Bedroom four (family room) - 3.74m(12'3")x2.48m(8'1")approx.

Cloakroom – 1.76m(8'8")x0.94m(3'1")approx.

#### Level two

Bedroom two - 3.81m(12'5")x3.58m(11'7")approx.

Bedroom three - 3.77m(12'4")x2.62m(8'6")approx.

Bathroom - 2.56m(8'4")x1.70m(5'6")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.