



Located in an immensely popular area of Greenock this fabulous **GROUND FLOOR FLAT** provides great accommodation and features stunning views. Private patio area. Close to all amenities with secured entry and parking.

**65 BATTERY PARK AVENUE, GREENOCK PA16 7UA**

**Offers Over: £120,000**

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Located in an immensely popular area of Greenock this fabulous GROUND FLOOR FLAT provides great accommodation and features stunning views. Close to all amenities with secured entry and parking.

Entrance vestibule which gives access to all accommodation. Spacious and bright lounge to the rear comprising sliding patio doors that lead out to the peaceful patio area with marvellous views towards the river. Fitted kitchen consisting of a variety of wall and floor units providing ample work and storage space. The integrated appliances include the electric hob with hood over, oven and grill.

The modern shower room features a w.c., wash hand basin with accompanying vanity unit and walk-in shower area.

The flat benefits from a sizeable double bedroom which hosts built-in mirrored wardrobes and a separate storage cupboard.

Generous gardens surround the property offering lawn sections and patio space. Battery Park Avenue is ideally located for the Esplanade, the Battery Park, the River Clyde shoreline and local bus routes and rail links.

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

### ACCOMMODATION

Lounge - 6.63m(21'7")x3.20m(10'4")approx.

Kitchen - 3.51m(11'5")x2.11m(6'9")approx.

Bedroom one - 3.67m(12'0")x3.34m(10'9")approx.

Shower room - 2.10m(6'8")x1.73m(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 Gail Gurney on 01475 558420 (press option 2).