



**BLAIR &  
BRYDEN**



Seldom available UPPER LEVEL FLAT requiring a degree of upgrading which is reflected in the price. Gas central heating and double glazing throughout. Secured entry, cellar and communal drying area.

**31D FLORENCE STREET, GREENOCK PA16 7JY**

**Offers Over: £42,000**

Branch: 4 Cathcart Square  
Greenock, PA15 2BS  
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Entrance hallway with walk-in storage cupboard leading to the main hallway giving access to all accommodation and benefiting from a large storage cupboard which houses the boiler. The lounge is located to the front of the property offering a good-sized living area. Spacious kitchen hosting floor units and two storage cupboards.

The property features two double bedrooms both of which are located to rear overlooking the surrounding area.

Bathroom with "wet wall" finish comprising w.c., vanity basin set, bath with overhead shower and a heated chrome towel rail.

Greenock Town Centre is readily accessible, as are well-rated primary and secondary schools. There are good local bus and rail links nearby. Early viewing is recommended.

### ACCOMMODATION

Lounge - 4.40m(14'4")x3.58m(11'7")approx.

Kitchen - 3.57(11'7")x3.49m(11'4")approx.

Bedroom one - 3.58m(11'7")x3.55m(11'6")approx.

Bedroom two - 3.56m(11'6")x3.56m(11'6")approx.

Bathroom - 1.95(6'3")x1.68(5'5")approx.

### VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420

### ENTRY

Negotiable

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.