

46 FINNART STREET, GREENOCK, PA16 8HE

OFFERS OVER £79,995

C/TAX BAND: A

1 BEDROOM FLAT

EPC BAND:C

Set on the GROUND FLOOR this flat forms part of a well-established residential area, this bright and well proportioned flat offers flexible accommodation ideally suited to first-time buyers or investors.
The property is well placed for local amenities and transport links.

The property consists of Entrance Hallway with storage cupboard, leading into Spacious Lounge with front facing double formation window, Laminate flooring throughout. Accessed from hallway the fitted dining Kitchen has floor and wall mounted units, Electric Hob, oven and stainless steel chimney extractor, integrated Fridge and Freezer.

Double bedroom with window over looking the rear garden.

Fitted bathroom with three piece white suite and over the bath wall mounted shower, Tiling throughout.

The specification of the property includes Double Glazing and Gas Central Heating. Security Door Entry.

Communal rear garden laid mainly to lawn. with drying greens.

Viewing this property is highly recommended to fully appreciate the accommodation on offer.

Lounge
13'6" x 15'5" (4.14m x 4.71m)



Dining Kitchen
9'4" x 11'9" (2.87m x 3.60m)



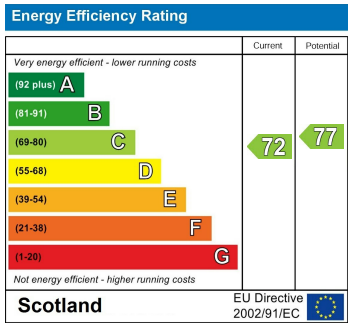
Bedroom
10'8" x 11'9" (3.26m x 3.60m)

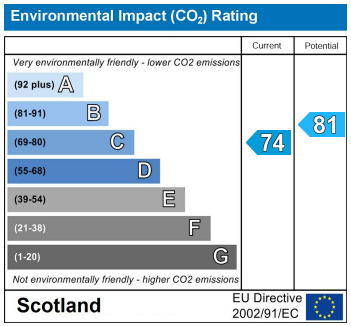


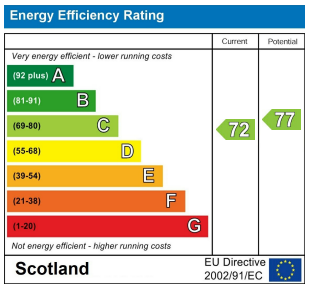
Bathroom
7'4" x 6'2" (2.24m x 1.90m)

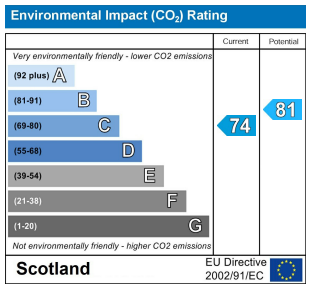
IMPORTANT NOTE TO PURCHASERS:
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.









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