



*Brian Harkins  
Estate Agents*

*12 KESTREL CRESCENT, GREENOCK, PA16 7BH*

*OFFERS OVER £99,500*

*4 BEDROOM HOUSE - MID TERRACE*

*EPC BAND:C*

Offering superb family accommodation this spacious MID TERRACED VILLA lies convenient for local amenities and transport facilities in a popular residential area. Enclosed Garden grounds to front and rear.

The Accommodation on offers: Entrance Vestibule, Welcoming Reception Hallway with Laminate flooring throughout. Bright and Spacious Lounge with feature large window to front, Laminate flooring throughout.

Family fitted Kitchen with ample storage in the form of both wall and base mounted units, Gas Hob and Electric Oven, Stainless Steel Chimney Extractor, further walk in storage cupboard, access to rear enclosed garden.

On the Ground level there is a Double Bedroom with window to the rear.

On the upper level three good sized Double Bedrooms, two with built in storage cupboards, one with views towards the Firth of Clyde and Hills beyond, Access to loft space. .

Family fitted Bathroom with two piece white Bathroom suite and walk in shower cubical with Electric Shower, Tiling Throughout.

The specification of this property includes Gas Central Heating and Double Glazing.

The front Garden grounds is laid mainly to lawn with surrounding Timber Fence., Rear gardens surrounded by Timber Fencing and laid mainly to slabbing.

Early viewing is highly recommended to fully appreciate both the property and the locale on offer.

**Lounge**  
*14'9" x 11'10" (4.51m x 3.62m)*



**Kitchen**  
*8'4" x 13'6" (2.56m x 4.12m)*



**Bedroom 1**  
*11'8" x 11'1" (3.57m x 3.39m)*



**Bedroom 4**  
*10'5" x 9'11" (3.18m x 3.03m)*



**Bedroom 2**  
*14'7" x 9'11" (4.46m x 3.03m)*



**Bedroom 3**  
8'5" x 10'1" (2.57m x 3.08m)



**Bathroom**  
6'5" x 6'7" (1.96m x 2.01m)



**IMPORTANT NOTE TO PURCHASERS:**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B		68	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	

