



Offering outstanding accommodation this TRADITIONAL SEMI DETACHED VILLA over two levels is located within one of Greenock's most prestigious West end areas. Lovely gardens garden with patio and grassed area with a shed. Gas central heating and double glazing throughout. Hallway, lounge, family room, study, dining kitchen, two double bedrooms, single room and family shower room. Early viewing advised.

141 NEWARK STREET , GREENOCK, PA16 7TS

OFFERS OVER: £230,000.00

Branch: 4 Cathcart Square, Greenock, PA15 2BS

Tel: 01475 558421

Email: cknox@blair-bryden.co.uk

Offering outstanding accommodation this TRADITIONAL SEMI DETACHED VILLA over two levels is located within one of Greenock's most prestigious West end areas. Private gardens with patio and grassed area, shed included. Gas central heating and double glazing throughout.

Double storm doors to vestibule with further locking door to main hallway. Spacious hall with storage cupboard underneath the stairs. Neutral décor. The main lounge is to the front offering great family living area. This room has many features including original corning together with bay window allowing natural light throughout this room. To the rear is a further public which has a multiple of uses including dining room or further family room. There is also another room currently used as a study to the rear but this could be used as a single bedroom also. Both rooms are bright and overlook the rear garden. Dining kitchen hosting a variety of wall and floor units providing ample work and storage space. Integrated appliances included are cooker, fridge, freezer, cooker, dishwasher and washing machine.

Stairwell leading to upper hallway. Atrium providing natural light to the hall.

The property benefits from three good sized bedrooms. The master bedroom provides natural light from the bay window. This large room has original corning. Bedroom two is a double bedroom to the rear with the third bedroom to the front being a single room. Neutral décor throughout these rooms. Family shower room hosting large walk in shower with glass shower screen and sink unit. Chrome wall mounted heated towel rail. Internal viewing of this property is highly recommended to appreciate the accommodation on offer.

The property is well located with Fort Matilda Railway Station on your doorstep giving regular train service to Glasgow. The Battery Park is within 5 minutes walking distance together with various shops for everyday needs. Both Primary and Secondary schooling available.

ACCOMMODATION

Hallway	4.93m(16'2")x2.34m(7'8")approx.
Public one	4.51m(14'10")x4.21m(13'9")approx.
Public two/family	4.14m(13'7")x3.77m(12'4")approx.
Study/Office	2.90m(9'6")x2.74m(9'0")approx.
Dining Kitchen	3.28m(10'9")x3.10m(9'2")approx.
Upper level	
Master bedroom	5.77m(18'11")x3.82m(12'6")approx.
Bedroom two	4.25m(13'11")x3.77m(12'4")approx.
Bedroom three	3.25m(10'8")x2.72m(8'11")approx.
Family Shower room	2.68m(8'9")x1.95m(6'4")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 Carol Knox On 01475 558421 Or Harry Gray On 01475 558420.