



New to the market is this fabulous SEMI-DETACHED COTTAGE located in Greenock's sought after West End and providing excellent family accommodation. Panoramic views towards the River Clyde. Extensive driveway and private front and rear gardens with shed.

**MARSHALL COTTAGE, 189 FINNART STREET, GREENOCK PA16
8JA**

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New to the market is this fabulous SEMI-DETACHED COTTAGE located in Greenock's sought after West End and providing excellent family accommodation. Panoramic views towards the River Clyde. Extensive driveway and private front and rear gardens with shed. Gas central heating and double glazing throughout.

Entrance porch leading to hallway with large storage cupboard housing boiler. Lounge to the front of the property providing a wonderful family living space and picturesque views towards the Firth of Clyde. Spacious dining kitchen to the rear hosting a variety of wall and floor units providing ample work and storage space. The integrated appliances are the electric hob with hood over, oven and grill. Access to the sizeable rear gardens is given from the kitchen. Bathroom comprising w.c., wash hand basin and bath with shower over.

There are three bedrooms within the property all of which are double rooms. Bedrooms one and two host storage while bedroom three is accessed through a door from bedroom two and consists of patio doors which lead out to the rear gardens.

There are local shops conveniently located in relation to the house, from which the town is readily accessible, as are well-rated primary and secondary schools. Supermarkets and other shopping facilities are available in Inverclyde. Greenock West Station & Fort Matilda provides regular trains to Glasgow City Centre.

Early viewing is recommended.

ACCOMMODATION

Lounge - 3.28m(10'7")x6.27m(20'5")approx.

Dining kitchen - 3.29m(10'8")x3.21m(10'5")approx.

Bedroom one - 4.06m(13'3")x2.96m(9'7")approx.

Bedroom two - 4.31m(14'1")x2.87m(9'4")approx.

Bedroom three - 2.14m(7'0")x3.87m(12'1")approx.

Bathroom - 1.64m(5'3")x2.87m(9'4")approx.

VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

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..