



Fantastic LOWER QUARTER VILLA offering great-sized family accommodation with private front and rear gardens. Close to all amenities. Gas central heating and double glazing throughout.

**30 WAVERLEY STREET, GREENOCK PA16 9DH**

**Offers Over: £80,000**

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Welcoming entrance hallway giving access to all accommodation and comprising two storage cupboards with the cupboard at the front door housing the boiler. Good-sized lounge with large windows providing a bright living space. Modern fitted L-shape kitchen with a variety of wall and floor units providing ample work and storage space. The integrated appliances include the gas hob with hood over, oven and grill.

The property comprises two spacious double bedrooms with bedroom two accessed from the lounge. Bedroom one consists of fitted mirrored wardrobes.

Bathroom comprising w.c., wash hand basin, heated chrome towel rail and bath with shower over.

The property lies within walking distance of the popular Murdieston Dams and there are local shops conveniently located in relation to the property, from which the town is readily accessible, as are well-rated primary and secondary schools.

### ACCOMMODATION

Lounge - 5.19m(17'0")approx x 3.93m(12'7")approx.

Kitchen - 3.74m(12'2")x1.69m(5'5")approx.

Bedroom one - 3.93m(12'8")x3.47m(11'3")approx.

Bedroom two - 3.93m(12'8")x3.06m(10'0")approx.

Bathroom - 1.91m(6'2")x1.83m(6'0")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 Gail Gurney on 01475 558420 (press option 2).