



BestMove is delighted to bring to the market this SEMI-DETACHED VILLA presented in immaculate condition. Situated in a popular area of Greenock providing great family accommodation. Private front and rear gardens. Storage heating and double glazing throughout.

**91 WESTMORLAND ROAD, GREENOCK PA16 0TS**

**Offers Over: £75,000**

Branch: 4 Cathcart Square  
Greenock, PA15 2BS  
Tel: 01475 558420  
Email: [ggurney@blair-bryden.co.uk](mailto:ggurney@blair-bryden.co.uk)



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Entrance porch leading to hallway which gives access to all accommodation and hosts a storage cupboard under the stairwell. Spacious family lounge located to the front of the property comprising large windows to the front and rear of the room which provide a natural bright light to this area. Water tank stored in lounge cupboard. The kitchen consists of a variety of wall and base units together with a storage cupboard providing excellent storage space. Integrated appliances include the electric hob with hood over, oven and grill. Storage at rear porch with door to the sizeable rear gardens.

Bathroom consisting of w.c., wash hand basin and bath with overhead electric shower.

Carpeted stairwell to upper level. Loft access.

The property benefits from two great-sized double bedrooms with bedroom one hosting a storage cupboard.

Local amenities including both primary & secondary schooling are within walking distance to the property. There are good local bus routes and arterial road links within the immediate Inverclyde area. These connect via Port Glasgow to the A8 and M8 motorways serving Paisley, Glasgow Airport and Glasgow City Centre. The mainline railway station at Branchton provides excellent services to Glasgow Central. Recreational amenities in the area include several quality golf courses and leisure facilities.

### ACCOMMODATION

Lounge - 5.27m(17'2")x3.67m(12'4")approx.

Kitchen - 3.03m(9'9")x2.74m(8'9")approx.

Bedroom one - 4.23m(13'8")x3.68m(12'0")approx.

Bedroom two - 4.23m(13'8")x3.04m(9'9")approx.

Shower room - 2.37m(7'7")x1.49m(4'8")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.