



New to the market is this SEMI-DETACHED VILLA located in a sought after area of Gourock with the potential to become a fantastic family home. Great accommodation featuring private gardens, driveway and garage. Degree of upgrading required which is reflected in the price.

39 IONA CRESCENT, GREENOCK PA19 1ED

Offers Over: £130,000

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Entrance vestibule with storage cupboard. Hallway gives access to all accommodation and also comprises a storage cupboard. Family lounge to the front of the property with large Bay Windows providing the room with a natural light. Spacious kitchen to the rear which houses the boiler and is where access to the rear gardens is given. Stylish wet room consisting of w.c., wash hand basin with vanity unit and shower cubicle.

Carpeted stairwell leading to upper level with loft access and storage cupboard. The property benefits from three good-sized double bedrooms with the third bedroom consisting of storage.

Locally there is an excellent provision of transport links and regular bus service. Local schooling is also nearby.

Early viewing is highly recommended.

ACCOMMODATION

Lounge:- 4.31m(14'1")x3.70m(12'1")approx
Kitchen:- 4.29m(14'0")x3.16m(10'3")approx
Wet room/shower room:- 2.25m(7'3")x2.10m(6'8")approx
Bedroom one:- 4.31m(14'1")x3.01m(9'8")approx
Bedroom two:- 3.92m(12'8")x2.88m(9'4")approx
Bedroom three:- 3.62m(11'8")x2.88m(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.