



BestMove is delighted to bring to the market this **FIRST FLOOR APARTMENT** located in a sought after area offering spacious living. Gas central heating and double glazing throughout. Secured entry and allocated parking.

**FLAT 1/1, 5 KINCAID COURT, GREENOCK PA15 2BW**

**Offers Over: £105,000**

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Welcoming hallway giving access to all accommodation and comprising storage cupboard. Generous sized lounge to the front with a multiple of windows providing the room with a bright natural light. Fitted dining kitchen to the rear comprising a variety of wall and base units providing ample work and storage space. Tiled splashback under wall units together with complementing work and floor surfaces. Integrated appliances included are:- gas hob, extractor hood, oven, grill and washing machine.

The property benefits from two double bedrooms both of which feature fitted wardrobes. The master bedroom hosts the additional benefit of an en-suite shower room which consists of a w.c, wash hand basin and double shower unit.

Family bathroom comprising w.c, wash hand basin and bath with shower hose.

Early viewing of the property is highly recommended to appreciate the fantastic accommodation on offer.

Cartsdyke railway station is within walking distance to the property providing regular train service to Glasgow City Centre. Greenock's Oak Mall is close by with the new retail park at Port Glasgow just 10 minutes by car or local transport.

### ACCOMMODATION

Lounge - 5.04m(16'5")approx x 4.51m(14'7")approx.

Kitchen - 3.60m(11'8")x2.84m(9'3")approx.

Bedroom one - 2.96m(9'7")x2.85m(9'3")approx.

Ensuite shower room - 2.19m(7'1")x1.98m(6'4")approx.

Bedroom two - 3.12m(10'2")x2.85m(9'3")approx.

Bathroom - 2.63m(8'6")x1.97m(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.