



An opportunity has arisen to purchase a quarter share of this fantastic MID TERRACED VILLA with rental of 75% to Oak Tree Housing Association. Driveway & rear gardens. Hallway, lounge, dining kitchen, cloakroom, bathroom and two double bedrooms. GCH & DG.

**5 DUNNET PLACE, GREENOCK, PA16 0ZF**

**Offers Over: £30,000**

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An opportunity has arisen to purchase a quarter share of this fantastic MID TERRACED VILLA with rental of 75% to Oak Tree Housing Association. The property is set with child friendly cul de sac offering good family sized accommodation. Private driveway and rear gardens. Gas central heating and double glazing throughout.

Vestibule entrance which has a multiple of uses leading to main hallway. There is great storage under the stairwell. The lounge is located to the front, neutral décor offering good sized family living area. To the rear, you will find the dining kitchen, hosting a variety of wall and floor units providing ample work and storage space. Great space for family dining table. Door to rear gardens. Also, on this level is a plumbed cloakroom hosting w.c and wash hand basin.

Carpeted stairwell to upper level. Loft access and storage cupboard.

The property benefits from two double bedrooms both with fitted storage. Both rooms are of modern decor. Family bathroom hosting w.c, wash hand basin and bath with shower over. Partial wet wall finish.

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.

Early viewing highly recommended. This is an ideal opportunity to get on the housing market with opportunities to purchase further shares.

OAKTREE MONTHLY RENTAL 75% SHARE -£256.46 with a service charge of £6.41.

#### ACCOMODATION

Vestibule - 1.59m(5'2")x1.87m(6'1")approx.

Hallway - 4.88m(16'0")x1.87m(6'1")approx. widest point

Lounge - 4.89m(16'0")x2.87m(9'4")approx.

Dining kitchen - 5.04m(16'5")x2.82m(9'2")approx.

Cloakroom - 1.63m(5'3")x0.97m(3'1")approx.

#### UPPER LEVEL

Bedroom one - 3.80m(12'4")x2.90m(9'5")approx. excluding storage

Bedroom two - 3.99m(13'0")x3.10m(10'1")approx. excluding storage

Bathroom - 2.03m(6'6")x2.07m(6'7")approx.

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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 Carol Knox On 01475 558421 Or Harry Gray On 01475 558420.