





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

172 Banff Road

GREENOCK, INVERCLYDE, PA16 0ER

172
BANFF ROAD

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Banff Road is in a fantastic setting in the heart of Inverclyde, with its unrivalled beauty and broad coastal reaches of the River Clyde. Greenock, Gourock and Port Glasgow town centres are all within easy reach, along with the charm offered by the villages of Inverkip, Wemyss Bay and Kilmacolm. Local amenities are close by, providing a full comprehensive range of facilities including retail, leisure and
excellent schooling.

The property has excellent transport links nearby; Branchton train station provides direct journeys into Glasgow, in addition to IBM and Wemyss Bay, where car ferries link to the Isle of Bute and the Cowal Peninsula, gateway to the West Highlands. From Greenock it is twenty minutes by road to Glasgow Airport, thirty minutes to Glasgow city centre and central Scotland.

There are an excellent range of local schools in the immediate area as well as leisure activities and outdoor pursuits. Kip Marina is six miles away and acts as a hub for the internationally renowned sailing opportunities in the Clyde and the West Coast of Scotland. Recreational amenities include a heated outdoor swimming pool and gym and several golf courses within the local area. Part Exchange available. **McEwan Fraser** is delighted to bring this excellent, two double bedroom, semi-detached villa to the market. Offering the ideal starter home for a young family, the property occupies an elevated position backing onto open countryside. The property enjoys private front and rear gardens which are laid to lawn, boasts gas central heating and enjoys double glazing throughout.

Internally the property comprises of an entrance porch leading to a welcoming hallway. A spacious, dual aspect, reception room is to your right. Focused towards a feature electric fireplace, the room has a bright contemporary feel. The hallway also provides access to a modern family bathroom which comprises of a three-piece suite and shower over bath. To the rear of the ground floor, you find the generous kitchen /breakfast room. Base and wall mounted units provide ample prep and storage space alongside integrated gas hob and electric oven. Space is provided for additional free standing appliances. Upstairs, there are two large double bedrooms.

This house should be viewed to be fully appreciated.















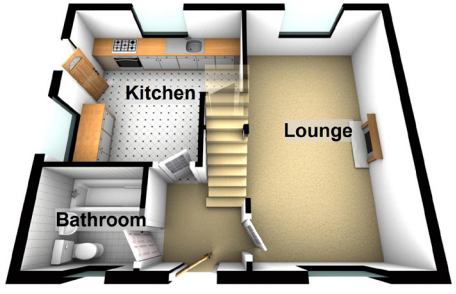


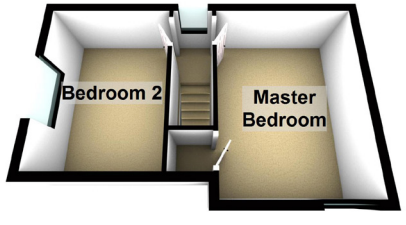




SPECIFICATIONS

FLOOR PLAN / PROPERTY LOCATION





APPROXIMATE DIMENSIONS
(Taken from the widest point)

Kitchen	3.80m (12'6") x 3.60m (11'10")
Lounge	5.50m (18'1") x 3.10m (10'2")
Master Bedroom	4.10m (13'5") x 3.20m (10'6")
Bedroom 2	3.70m (12'2") x 2.80m (9'2")
Bathroom	1.90m (6'3") x 1.80m (5'11")

GROSS INTERNAL FLOOR AREA (m^2) - 75 m^2

EPC - E



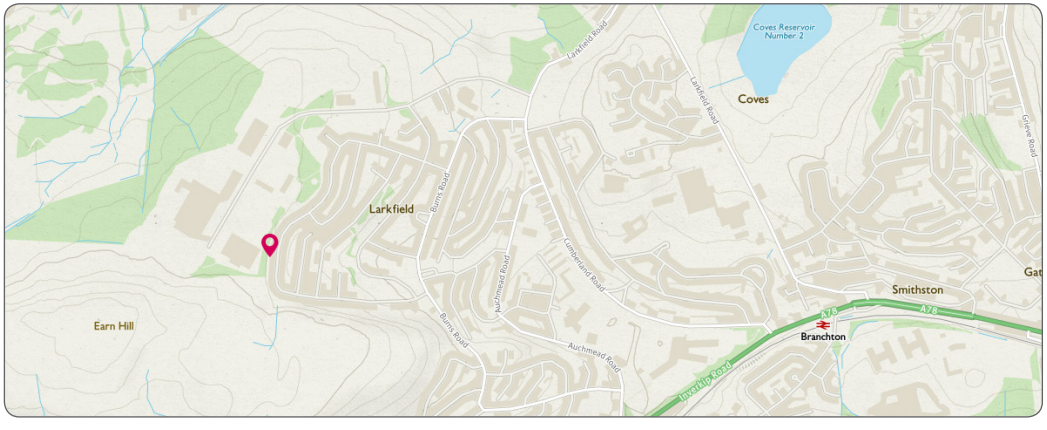


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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

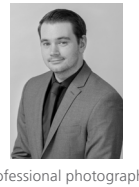
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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
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Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
EAMONN MULLANE
Designer