

10 Kinloch Lane

GREENOCK, PA16 0SB



A bright and spacious three bedroom terraced villa positioned in a popular area of Greenock



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We are delighted to bring to the market this spacious three-bedroom terraced property, in a desirable, quiet location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find light-filled accommodation and an inspired layout over two levels. This property is spacious and impressive. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

THE LOUNGE



A welcoming hallway leads to all apartments on this level. The formal lounge is flooded with natural light and boasts a pleasant outlook. The kitchen has a modern range of floor and wall-mounted units with a contemporary worktop, creating a fashionable and efficient workspace. It has a host of integrated appliances and plumbed space for free-standing appliances. A contemporary family bathroom suite completes the accommodation on this level.

THE KITCHEN



THE BATHROOM



Journeying up to the first-floor level, you will discover three bright and airy bedrooms. All of the rooms have a range of furniture configurations and space for additional free-standing furniture if required.



BEDROOM 1



BEDROOM 2

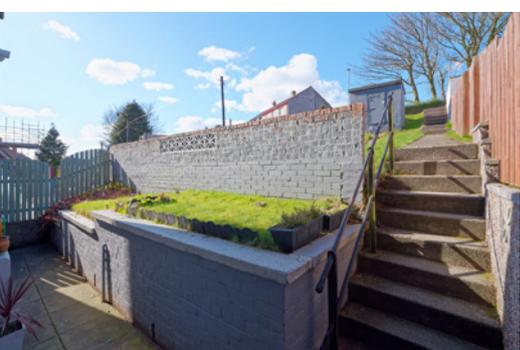


BEDROOM 3

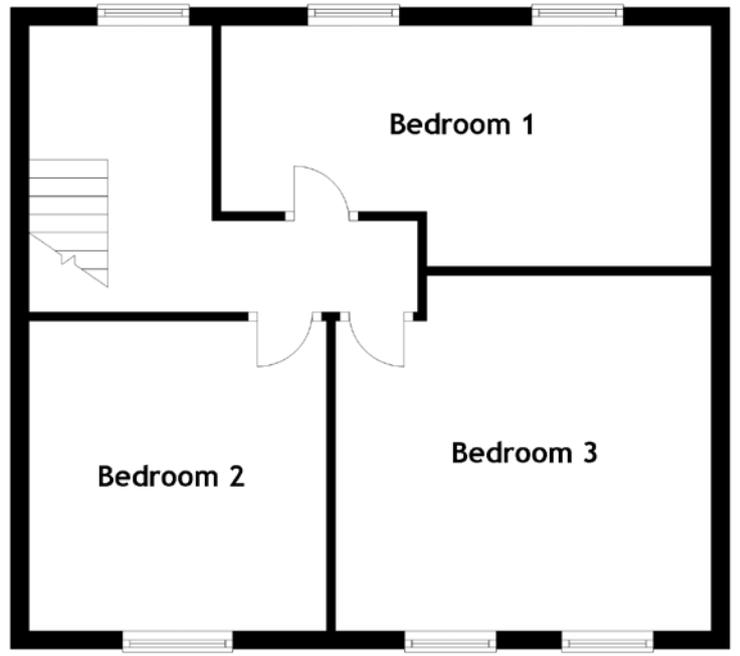
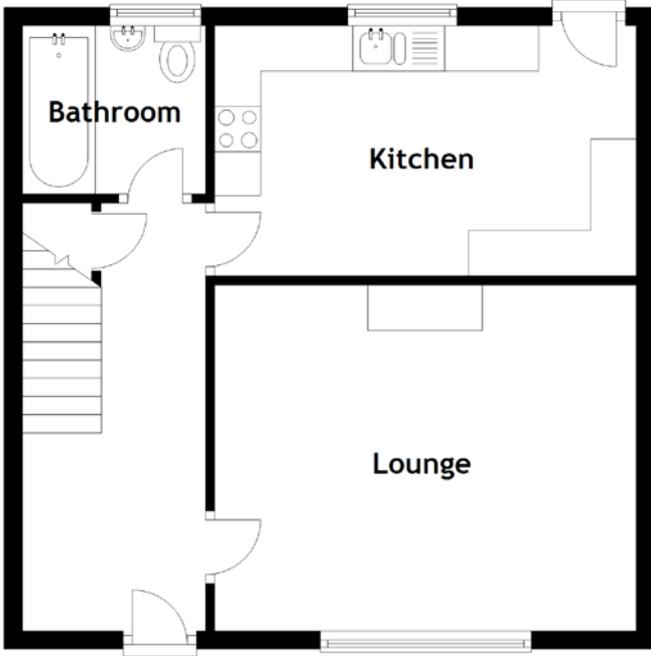


Externally the property has private front and rear gardens. Gas central heating and double glazing have been provided throughout to create a warm yet cost-effective way of living.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

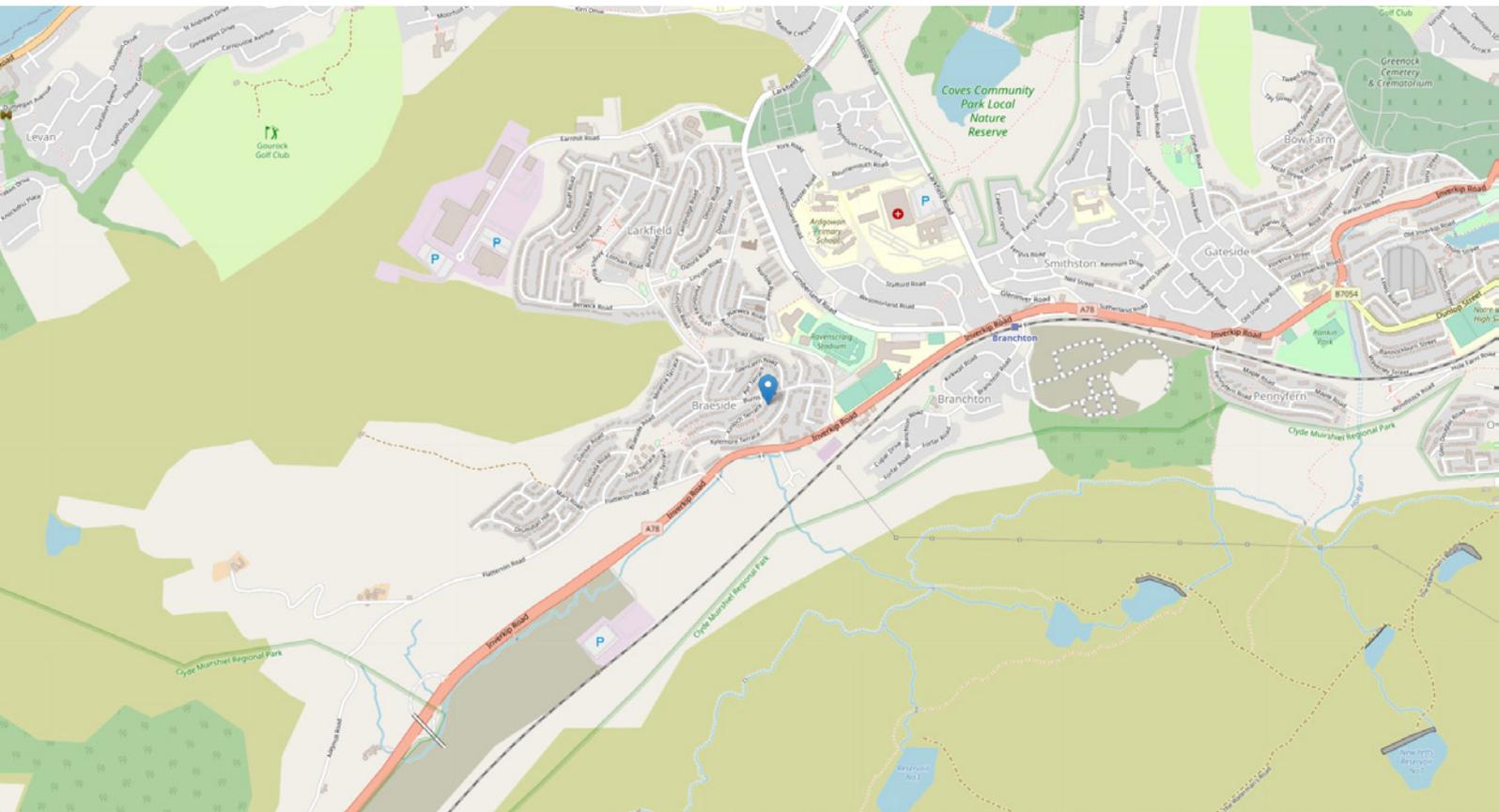
Lounge	4.60m (15'1") x 3.80m (12'6")
Kitchen	4.60m (15'1") x 2.75m (9')
Bedroom 1	5.35m (17'7") x 2.65m (8'8")
Bedroom 2	3.40m (11'2") x 3.25m (10'8")
Bedroom 3	4.10m (13'5") x 3.90m (12'10")

Bathroom

2.00m (6'7") x 1.85m (6'1")

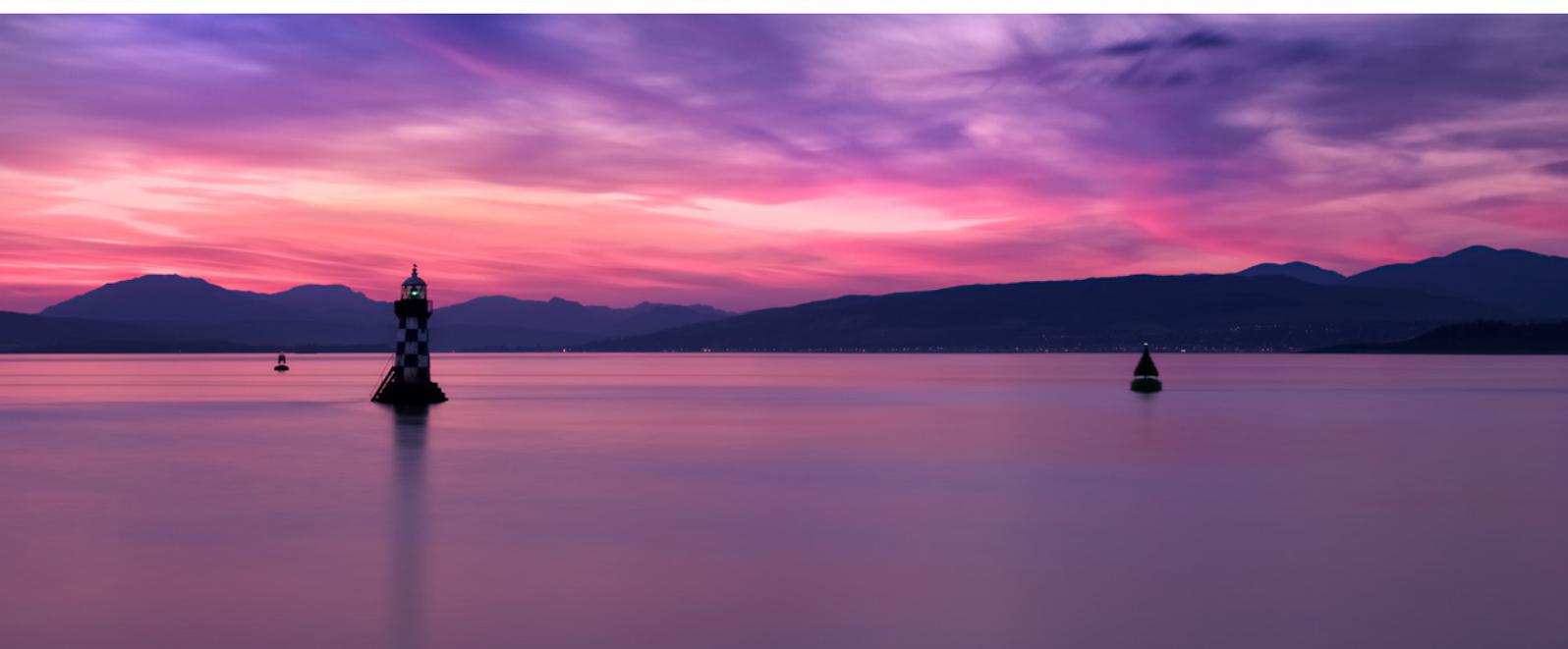
Gross internal floor area (m²): 93m²
EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings.



THE LOCATION

Kinloch Lane 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, the retail offerings include everything you need from unique, individual shops, to large supermarkets.





The property also has excellent transport links. Greenock West train station provides direct journeys into Glasgow Central, in addition to Gourock and Wemyss Bay, where car ferries link to the Isle of Bute and Cowal Peninsula, the gateway to the West Highlands. With its close proximity to the A8 and M8 motorway network, it is only 30 minutes by road to Glasgow Airport and 40 minutes to Glasgow city centre. There are an excellent range of local schools within walking distance, both in the private and public sectors.



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