



70 Banff Road  
Greenock, Inverclyde | PA16 0EL

pattison&co

Offers Over £90,000



### 70 Banff Road, Greenock, PA16 0EL

This 3 bedroom semi-detached home is offered to market in the ever popular Larkfield area in Greenock. The property is entered by the current owners via the side door, opening in to a quaint vestibule leading to the kitchen which could also be used as a utility space. Access can also be taken by the front porch, opening directly to the downstairs hallway. The kitchen boasts a wealth of floor mounted cabinetry with space for white goods, and features double aspect windows making this a warm and bright place to enjoy family meals. The living room spans the length of the house and boasts a feature fireplace and onwards views of both the front and rear gardens. Upstairs, there are 3 well proportioned bedrooms. Bedrooms 1 and 2 provide space aplenty for a double bed with storage, with bedroom 3 providing space for a single bed or perhaps a home office. The upstairs accommodation is complete with family shower room, featuring neutral décor, walk in shower and white sanitaryware. The loft space is accessed via the landing. Externally, the property boasts well maintained front and rear gardens, with a patio area to the rear to enjoy the spoils of the Scottish sun. Parking is on street. The property requires a degree of modernisation though offers flexible and spacious accommodation suitable for a range of buyers with it's ideal semi-detached position. The property is located in close proximity to a range of local primary and secondary schools and offers accessible and reliable public transport services. Branchton Train Station is just a short car or bus journey away, providing access to the City Centre and beyond. The area provides a wealth of local amenities including churches and community hall, with a local shop accessible within walking distance. The property specification includes Worcester gas fired combi boiler and UPVC double glazed windows. Early viewing is advised.

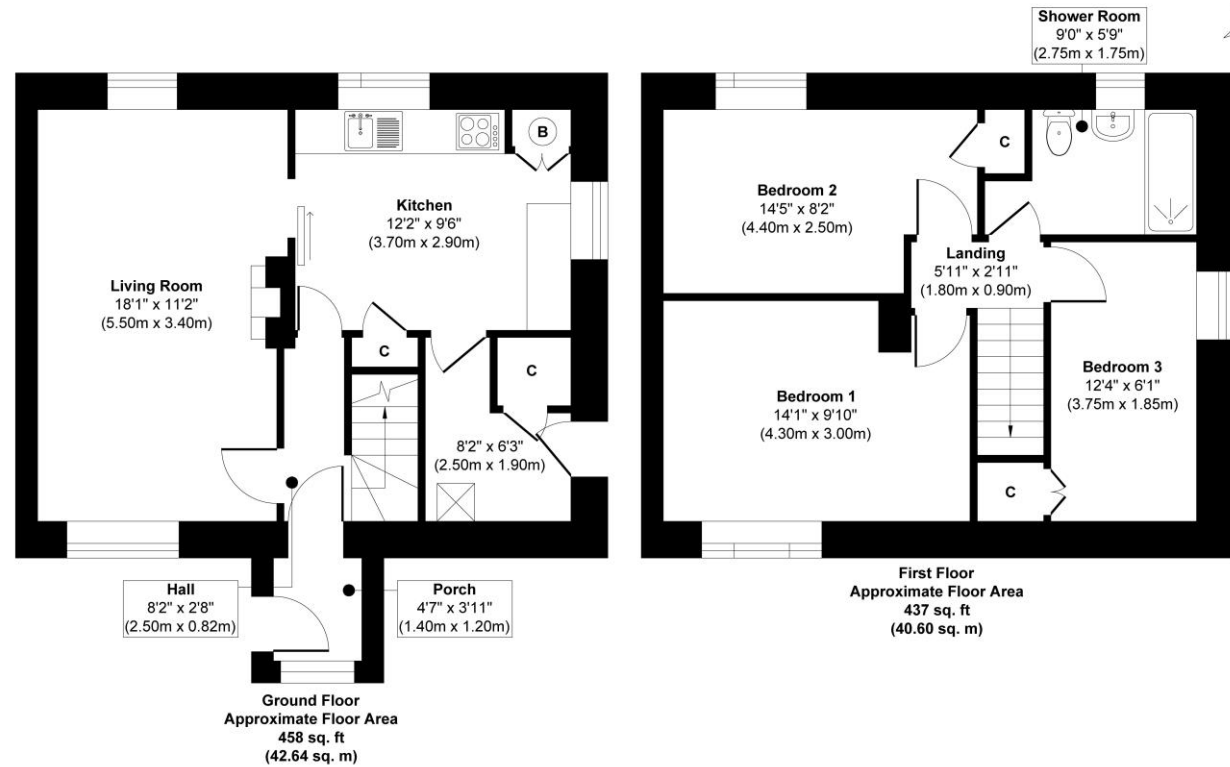


All room measurements are taken at the longest and widest points and are approximate:-

- Front Porch: 1.40m x 1.20m
- Side Vestibule: 2.50m x 1.90m
- Hallway: 2.50m x 0.82m
- Living Room: 5.50m x 3.40m
- Kitchen: 3.70m x 2.90m
- Landing: 1.80m x 0.90m
- Bedroom 1: 4.30m x 3.00m
- Bedroom 2: 4.40m x 2.50m
- Bedroom 3: 3.75m x 1.85m
- Shower Room: 2.75m x 1.75m



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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		



**Approx. Gross Internal Floor Area 895 sq. ft / 83.24 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.