



SOLICITORS & ESTATE AGENTS



**SEMI DETACHED VILLA
128 BANCHORY AVENUE, INCHINNAN PA4 9QG
Offers Over £139,995**



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Traditional SEMI VILLA within popular pocket, just off Old Greenock Road and nearby Inchinnan Primary. The property offers excellent family accommodation.

Entrance vestibule, reception hall, lounge, separate dining room, breakfasting kitchen with window to side and door onto rear garden.

First floor: three bedrooms and shower room.

The specification includes gas central heating and double glazing. Gardens to both front and rear. Driveway to side providing off street parking.

Requiring a degree of modernisation, the agents recommend internal inspection in order to appreciate the potential offered.

EPC Rating

D

Measurements

<u>LOUNGE</u>	<u>14'1 (4.30m) x 11'10 (3.62m)</u>
<u>DINING ROOM</u>	<u>10'4 (3.17m) x 10'4 (3.17m)</u>
<u>KITCHEN</u>	<u>10'4 (3.17m) x 8'1 (2.48m)</u>
<u>FIRST FLOOR</u>	
<u>BEDROOM ONE</u>	<u>13'5 (4.10m) x 10'4 (3.17m)</u>
<u>BEDROOM TWO</u>	<u>11'8 (3.56m) x 9'4 (2.85m)</u>
<u>BEDROOM THREE</u>	<u>8'7 (2.63m) x 8'0 (2.42m)</u>
<u>SHOWER ROOM</u>	<u>6'8 (2.03m) x 5'8 (1.72m)</u>



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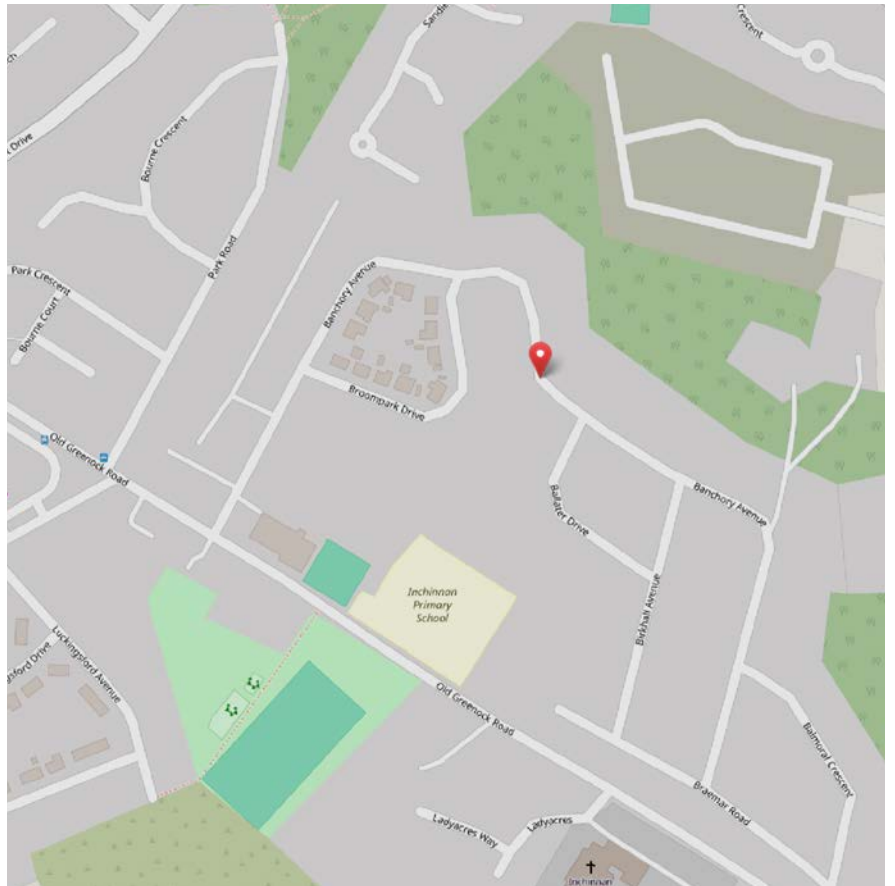
Travel Directions

Travelling west along Old Greenock Road (McGill's bus depot on left), continue past the churn on left, past Inchinnan Primary on right, turning next right onto Banchory Avenue and number 128 is on left opposite Broompark Drive.

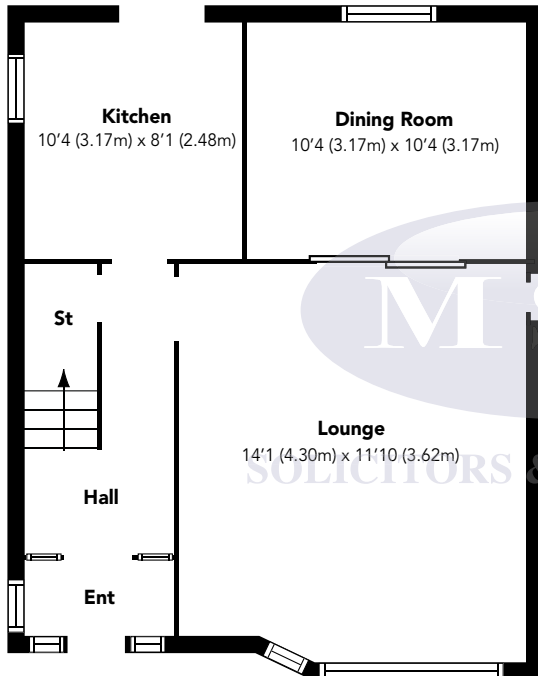
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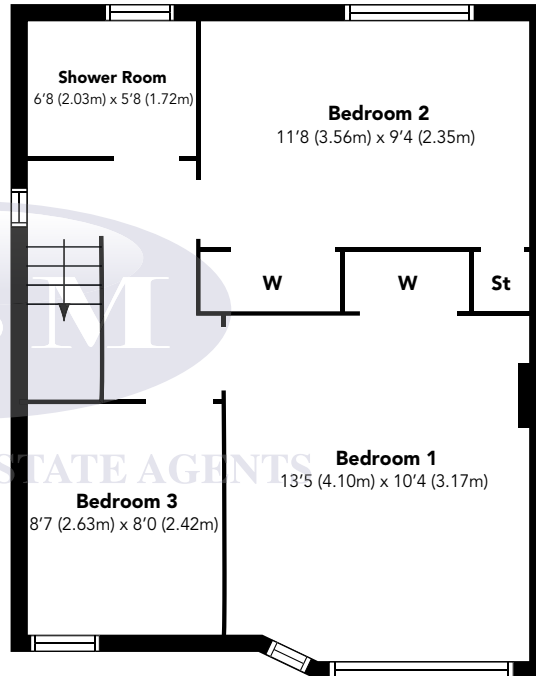
The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
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