



Rankin Street | | Greenock | PA16 7JW

Offers Over £70,000

**moving**

ESTATE AGENTS



Moving Estate Agents are delighted to welcome to the market Rankin Street.

An excellent two-bedroom elevated lower-cottage flat in true walk-in condition. Making the ideal buy for first-time buyers or sellers looking to downsize.

**Property Description**  
This traditional cottage flat in Greenock offers excellent accommodation all on one level.

The accommodation includes a welcoming reception hall, where you will have access to all rooms. To the front of the property, you will find the bright and airy lounge with a picture window that lets in lots of natural light. The kitchen is just off the hall and has a range of floor and wall-mounted units with contrasting worktops. The accommodation also comprises two double bedrooms, both sitting at the rear, and a modern family bathroom with a three-piece suite and a shower over the bath.

The property further benefits from Gas Central Heating, Double Glazing, a private front garden, and communal grounds to the rear, with a shared drying green area.

Greenock itself offers a range of local amenities. Including supermarkets, shops, bars, restaurants, and transport links, with Greenock West Railway Station a short walk away. There is a regular bus route that provides access to Greenock City Centre and the Oak Mall Shopping Centre.

The M8 motorway network is also nearby, leading to surrounding locations such as, Paisley and Glasgow International Airport, which is a short drive from the property.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

Please refer to the seller's commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the Property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the Property can be found here.

