



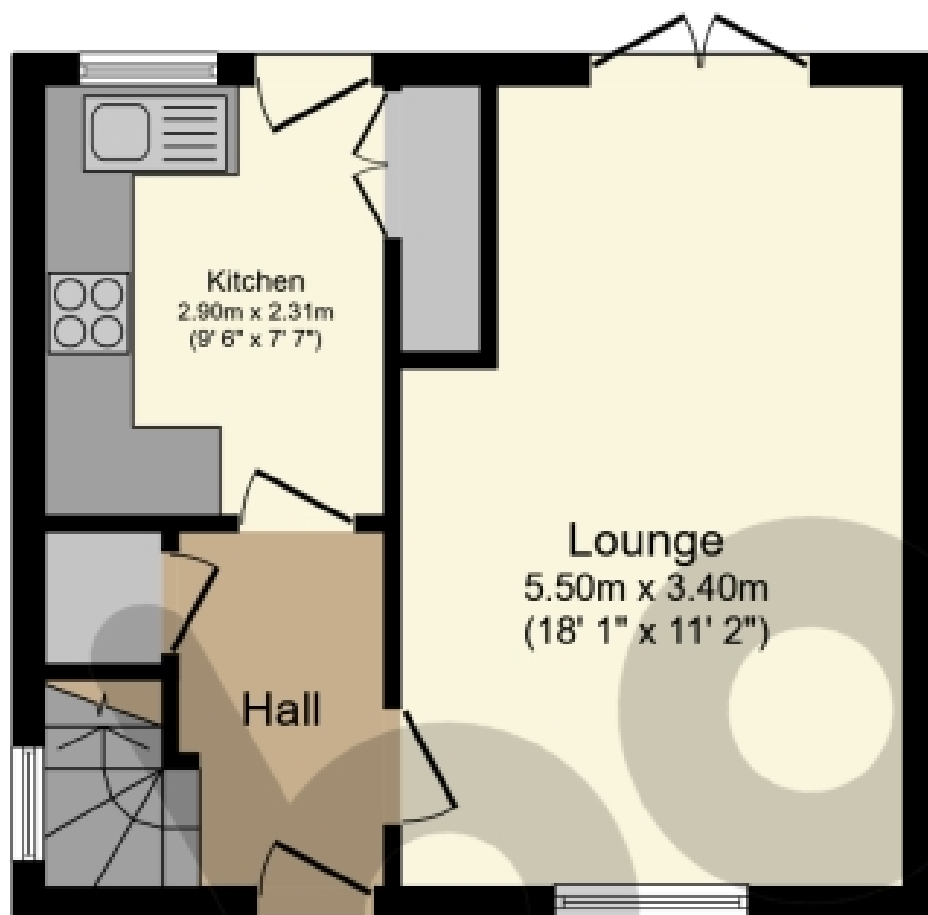
**Falcon Lane, Greenock**

**Offers Over £99,995**



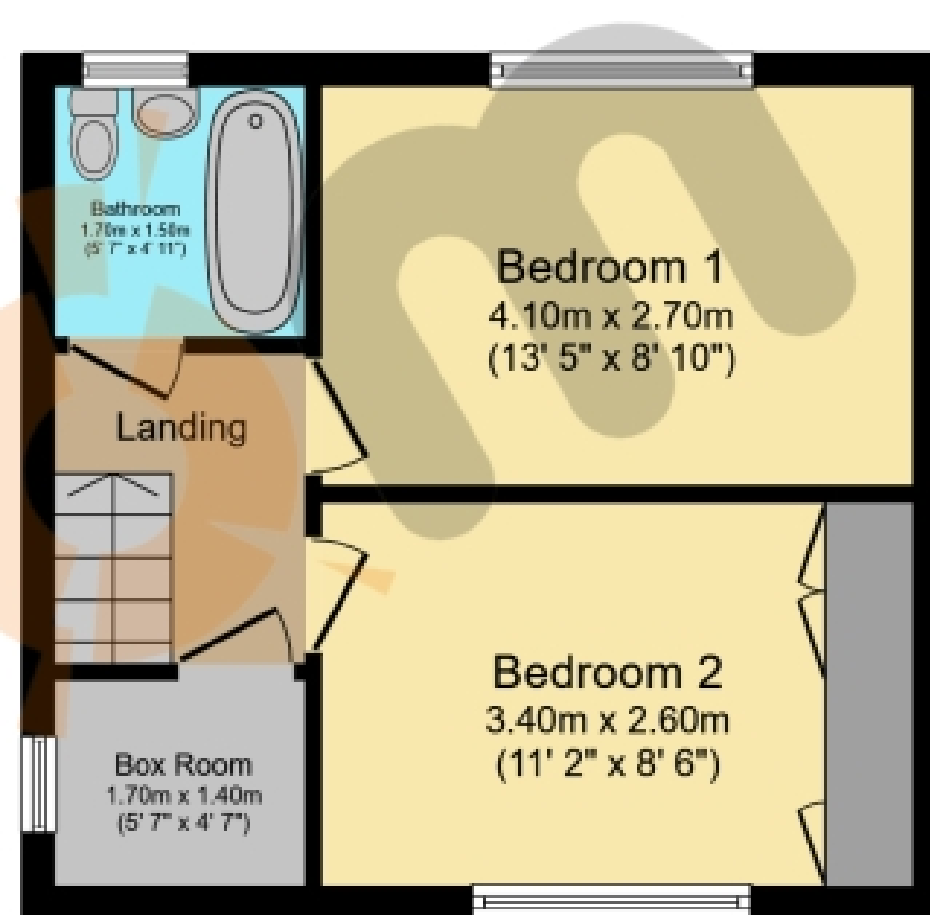






### Ground Floor

Floor area 31.3 sq.m. (337 sq.ft.)



### First Floor

Floor area 31.3 sq.m. (337 sq.ft.)

**Total floor area: 62.6 sq.m. (674 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

Welcome to Falcon Lane and this wonderful semi-detached home, comprising of two double bedrooms plus a box room, offering an excellent opportunity for a wide range of purchasers to include first-time buyers and growing families.

To the front is a low maintenance garden, leading you via a UPVC door and in turn to the reception hallway. The lounge is stylishly decorated with neutral tones and aesthetic quality flooring, with dual-aspect windows allowing floods of natural light to pour in. The generous dimensions allow ample space for a dining table and chairs and sliding patio doors give direct access to the low maintenance garden comprising of decking, astroturf and a section of lawn.

The kitchen is ultra-modern in style and features a range of cream high-gloss wall and base mounted units with contrasting butcher-block effect countertops. Integrated appliances include a 4-ring gas hob, extractor hood, and eye-level oven. There is further space for free-standing appliances to include a fridge/freezer, washing machine and tumble dryer.

Climbing the stairs to the first floor, you'll find two well-proportioned double bedrooms and a box room. Bedroom One boasts full length in-built wardrobes, and the box room offers a multitude of potential uses such as a home office, study, or walk-in wardrobe.

Completing the property internally is the recently installed family bathroom comprising of a shower-over-bath with glass screen, w.c., wash hand basin which is contained within a stylish vanity unit.

The property further benefits from gas central heating and double glazing throughout.

For more detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. Park and ride facilities are close by and a regular train service will have you at Wemyss Bay in under 20 minutes, offering ferry links to the beautiful Isle of Bute. The train service can also have you at Glasgow City Centre in just over 30 minutes. The picturesque town of Greenock is a delightful place with local cafes and an eclectic range of shops. Neighbouring Port Glasgow is readily accessible too, offering many popular national and independent retailers.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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