



**45F, FYFEPARK TERRACE, GLASGOW
ROAD, PORT GLASGOW, PA14 6RS**



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ESTATE AGENTS



Description

This spacious and immaculately presented two bedroom TOP FLOOR FLAT lies within a popular residential area suiting a variety of buyers including first time purchasers and rental investors.. Conveniently located for amenities and transport facilities. We are advised that during 2021 a new fitted kitchen was added plus a new gas boiler and radiators were installed.

There is a private section of rear garden which features a paved patio area which is ideal for relaxing on summer days, plus there is a shared drying green. Specification includes: double glazing, gas central heating and laminate flooring. The building is protected by a security door entry system. There is a private cellar and additional communal cellarge.

Impressive accommodation comprises: Hallway by double glazed UPVC door with rear facing window. The front facing Lounge has a three light bay window with marble fireplace and inset electric fire. There is a quality refitted Kitchen with rear window, range of high gloss grey units, marble style work surfaces and splashback. Appliances include: chimney extractor hood, gas hob, electric oven, integrated fridge/freezer, washing machine and dishwasher. There is a decorative panelled ceiling.

There are two front facing double sized Bedrooms. The quality Bathroom has a rear window plus three piece suite including: semi pedestal wash hand basin, wc and bath with chrome style shower. Additional benefits include: wall and floor tiling, decorative panelled ceiling with downlighters and chrome style heated towel rail.

Viewing is highly recommended for this beautifully presented home. EPC = D.

Measurements

Entrance Vestibule

Hallway

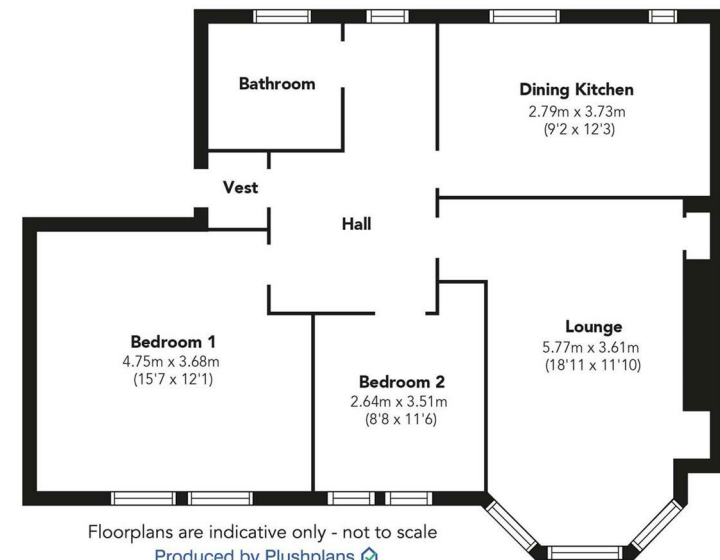
Lounge
5.77m x 3.61m (18'11 x 11'10)

Dining Kitchen
2.79m x 3.73m (9'2 x 12'3)

Bedroom 1
4.75m x 3.68m (15'7 x 12'1)

Bedroom 2
2.64m x 3.51m (8'8 x 11'6)

Bathroom













The
next
step..



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