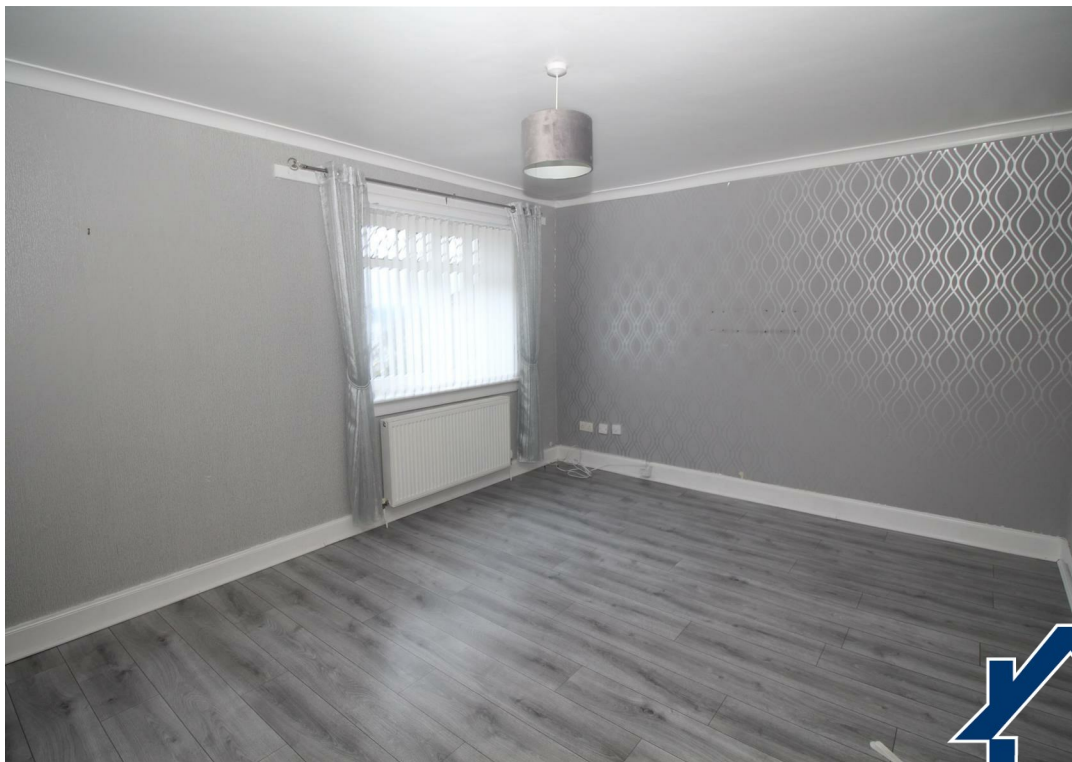




91, SOUTHFIELD AVENUE, PORT  
GLASGOW, PA14 6DA









## Description

This well presented two bedroom FIRST FLOOR MAISONETTE FLAT lies convenient for local schooling and is close to both road and rail transport facilities.

Specification includes: double glazing and gas central heating. There is a communal rear drying green and the building is protected by a security door entry system.

Accommodation comprises: Entrance Hallway by uPVC door. The lounge commands views of the River Clyde and beyond The Breakfasting Kitchen with front facing window benefits from white wall and floor units, marble effect work surfaces and partial wall tiling. Appliances include: electric cooker.

Stairs lead to the Upper Landing which comprises two double sized Bedrooms. Bedroom 1 features built in wardrobes and bedroom 2 features 2 storage cupboards. The Bathroom with window has a three piece suite offering: pedestal wash hand basin, wc, bath with electric shower. Additional specification includes: wet wall.

Applications are subject to financial criteria checks. Early viewing is essential.

LLR: 515554/280/11012  
LARN1901039



## Measurements

Entrance Hallway

Lounge  
4.55m x 3.63m (14'11 x 11'11)

Kitchen  
3.89m x 2.31m (12'09 x 7'07)

Bedroom 1  
3.99m x 2.59m (13'01 x 8'06)

Bedroom 2  
3.58m x 2.90m (11'09 x 9'06)

Bathroom  
2.82m x 1.96m (9'03 x 6'05)















The  
next  
step..



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