



*Brian Harkins
Estate Agents*

6 SILVER BIRCH WYND, PORT GLASGOW, PA14 6QY

OFFERS OVER £154,000

2 BEDROOM FLAT - PURPOSE BUILT

EPC BAND:B

*****REVISED PRICE*****Exceptionally well-presented luxury **SECOND FLOOR APARTMENT** situated within the prestigious development of Castlebank with fantastic river views . Gas central heating and double glazing throughout. Secured entry. Allocated parking.

The grounds and internal building are factor maintained. The property is within easy commuting distance with Glasgow airport, Braehead and Glasgow city centre.

Welcoming hallway giving access to all accommodation. Double storage cupboard together with a further two single cupboards providing ample storage.

Fantastic open plan lounge/kitchen with multiple windows providing great natural light. Large living area with room to dine. Modern fitted kitchen hosting a variety of wall and base units providing ample work and storage space throughout. Integrated appliances include gas hob, electric oven and hood. Fridge/freezer, dishwasher and washing machine. There is also a kitchen island which provides extra storage.

The property benefits from two good sized double bedrooms. The master bedroom has the added benefit of an en-suite shower room hosting w.c, wash hand basin and shower unit which is accessed via the fitted mirrored wardrobes which also provides ample storage.

Modern family bathroom with vanity unit incorporating wash hand basin and w.c. bath with electric shower.

Early viewing of the property is highly recommended to appreciate the accommodation and finishing on offer.

Open Plan Lounge/Kitchen
14'7" x 19'1" (4.47 x 5.83)



Master Bedroom
20'5" x 9'2" (6.23 x 2.81)



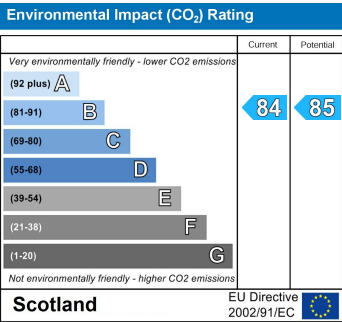
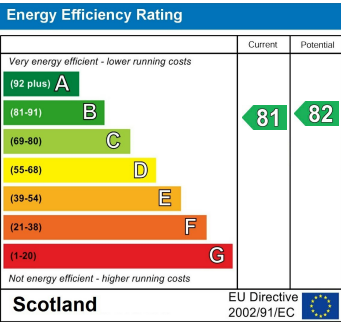
Bedroom 1
8'7" x 10'11" (2.63 x 3.35)



Bathroom
6'9" x 4'6" (2.06 x 1.39)



En-Suite
8'11" x 5'8" (2.72 x 1.73)



IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

