



*Brian Harkins  
Estate Agents*

*43 PENTLAND AVENUE, PORT GLASGOW, PA14 6LF*

*OFFERS OVER £83,000*

*2 BEDROOM HOUSE - MID TERRACE*

*EPC BAND:C*

This MID TERRACED VILLA offering well proportioned family accommodation whilst lying in close proximity to transport links for destinations further a field. Set within a quite cul de sac location with views towards the River Clyde and Hills beyond. Close to Local Schooling.

This two bedroom accommodation comprises: Welcoming Entrance Hallway with storage cupboard under stairs. Bright and spacious Dining/Lounge with Large picture frame window to the front.

Kitchen with ample storage in the form of wall and floor mounted units. Rear Porch with access to rear garden.

On the upper level there is two Double Bedrooms with bedroom number one offering a deep walk in storage cupboard. Views towards the River Clyde and Hills beyond for the rear Bedroom. On the upper landing there is a large Storage cupboard, Access to loft space.

Bathroom with Wet room facilities and Electric Shower, two piece white suite, wet wall and tiling throughout.

Enclosed front and rear garden laid mainly to lawn.

Viewing is essential to appreciate the accommodation on offer.

### **Lounge**

*18'5" x 11'2" (5.62m x 3.42m)*



### **Kitchen**

*10'11" x 5'8" (3.33m x 1.75m)*



### **Bedroom 2**

*11'11" x 9'7" (3.64m x 2.93m)*



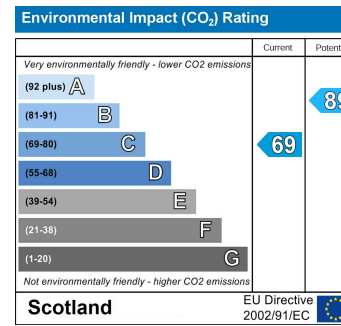
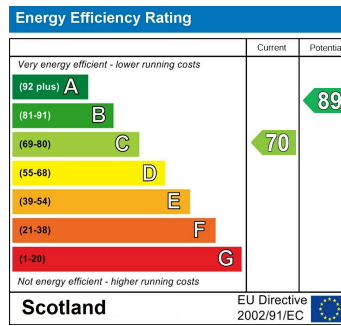
### **Bedroom 1**

*14'7" x 8'11" (4.46m x 2.73m)*



### **Bathroom**

*6'0" x 4'10" (1.85m x 1.48m)*



**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.

