

A photograph of a three-story stone building with a bay window and a door with the number 2. The building is made of light-colored stone and has several windows. A tall street lamp is visible on the right side of the building. The sky is blue with some clouds.

*Brian Harkins
Estate Agents*

2 CRAIGARD BARR'S BRAE, PORT GLASGOW, PA14 5PT

OFFERS OVER £89,000

3 BEDROOM FLAT

EPC BAND:C

*****CLOSING DATE WEDNESDAY 22ND MAY @12 NOON*****This Traditional FIRST FLOOR FLAT which is sure to appeal to a variety of discerning purchasers including first time buyers due to its convenient locale and close proximity to all Town Centre amenities including both road and rail transport links. The spacious accommodation on offer has excellent views of the River Clyde with the hills beyond.

Accommodation Comprising of Welcoming Reception Hallway with two large walk-in storage cupboards, Laminate flooring throughout, Bright and Spacious Lounge with double glazed bay window to the front offering excellent views over the town towards the River Clyde, original cornicing and ceiling rose, Alcove storage, Oak Laminate flooring throughout.

Modern Fitted Breakfasting Kitchen offering ample storage in the form of both base and wall mounted units with island storage and Breakfast Bar, Gas Range Hob, Wall mounted Double Ovens and Dishwasher are included in the sale.

This property offers three good sized double Bedrooms, two with built in wardrobes.

Shower Room with two piece vanity suite and double shower cubicle, tiling throughout, Heated Towel Rail.

The specification of this property includes Double Glazing and Gas Central Heating.

There is a communal rear garden with Drying Green.

Early viewing is highly recommended to appreciate the accommodation on offer.

Lounge

15'4" x 19'11" (4.69m x 6.09m)



Dining / Kitchen

13'6" x 11'6" (4.13m x 3.52m)



Bedroom 1

9'7" x 13'5" (2.94m x 4.10m)



Bedroom 2

10'9" x 11'6" (3.28m x 3.52m)



Bedroom 3

9'2" x 15'4" (2.80m x 4.69m)



Bathroom
3'9" x 10'8" (1.16m x 3.27m)



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.



