



*Brian Harkins  
Estate Agents*

*34 MALLAIG ROAD, PORT GLASGOW, PA14 5YH*

*OFFERS OVER £54,000*

*2 BEDROOM FLAT - PURPOSE BUILT*

*EPC BAND:C*



An excellent chance to acquire this TOP FLOOR FLAT presented to the market in good order throughout whilst being located within a highly desirable residential district of Port Glasgow. Close to local amenities as well as local transport links.

The accommodation comprises of a Reception Hallway with storage cupboard, Bright and Spacious Lounge with a Large picture frame window to front. Fitted Dining / Kitchen with ample storage in the form of floor and wall mounted units, Electric Hob and Oven with two further storage cupboards.

The Bathroom comprises three piece white vanity suite and over the bath wall mounted electric shower and screen, wet wall throughout.

There are two good sized Double Bedrooms one with Built in Double wardrobe storage.

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

Rear Drying area.

COUNCIL TAX BAND A

Early viewing is highly recommended to fully appreciate both the accommodation and locale on offer.

**Lounge**  
*15'2" x 12'11" (4.63 x 3.94)*



**Kitchen**  
*11'5" x 9'4" (3.50 x 2.85)*



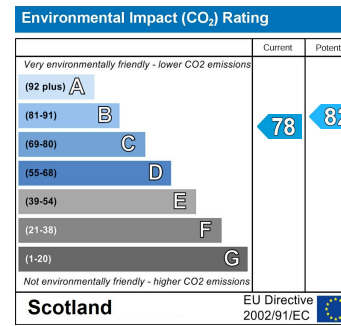
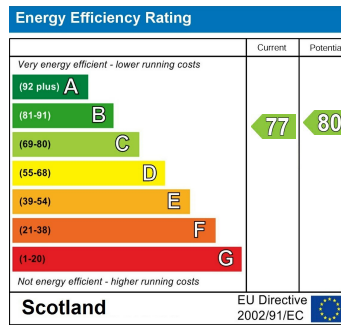
**Bedroom 2**  
*12'6" x 9'4" (3.83 x 2.85)*



**Bedroom 1**  
*13'3" x 9'1" (4.04 x 2.78)*



**Bathroom**  
*5'11" x 5'9" (1.82 x 1.77)*



**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.



