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32 COURT ROAD, PORT GLASGOW, PA14 5PR

OFFERS OVER £44,000

1 BEDROOM FLAT - PURPOSE BUILT

EPC BAND:D

Set within the Town Centre this GROUND FLOOR FLAT offers ideal starter accommodation and lies convenient for all local amenities including transport and rail links.

Apartments comprise: Entrance Reception Hallway with walk in storage cupboard, Bright and Spacious Lounge with feature dual windows both to front and side, Laminate flooring throughout.

Fitted Kitchen with amply storage in the form of floor and wall mounted units. Good sized Double Bedrooms with fitted wardrobes.

Bathroom with fitted three piece white Bathroom suite and mixer shower, Tiling around bath area.

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

Communal Drying area.

Entry is gained by Security Door Entry System.

Viewing is Highly Recommended to appreciate the accommodation on offer.

Lounge
16'0" 10'5" (4.88 3.18)



Kitchen
10'4" x 6'5" (3.16 x 1.98)



Bathroom
6'8" x 6'6" (2.05 x 1.99)



Bedroom
12'4" x 10'5" (3.77 x 3.19)



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.



