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Estate Agents*



*15 BROWN STREET, PORT GLASGOW, PA14 5BP*

*OFFERS OVER £49,500*

*1 BEDROOM FLAT - PURPOSE BUILT*

*EPC BAND:C*



This well presented generous sized one bedroom SECOND FLOOR FLAT is within a desirable location and enjoys rear views towards the River Clyde. The property lies convenient for local amenities, shops and transport facilities. Would ideally suit a variety of buyers.

Comprising of Welcoming Reception Hallway, Bright and Spacious Dining /Lounge with particular feature's being the views across the River Clyde form the Feature Bay window, Alcove storage.

Modern fitted galley style kitchen hosting a variety of wall and floor units providing ample work and storage space.

The rear facing Double Bedroom has a Large walk in storage cupboard.

Modern Fitted Bathroom with three piece white suite comprising W.C, wash hand basin and bath.

The property benefits from Gas Central Heating and Double Glazing throughout.

There are well maintained communal gardens to the rear.

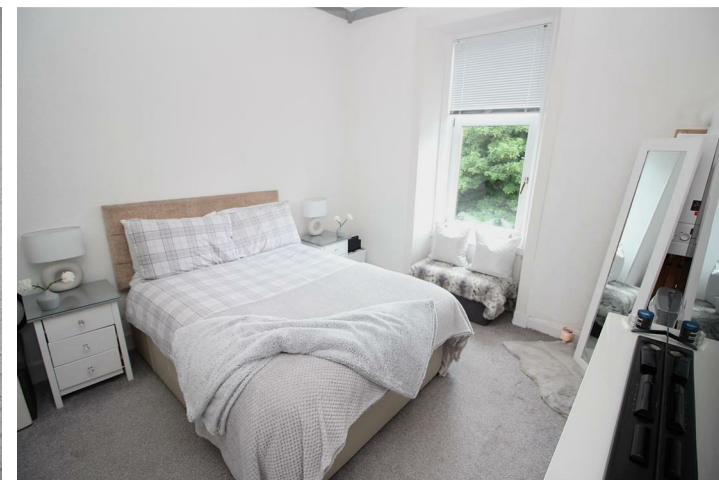
Accessed through Secured Door Entry.

Viewing is a must to appreciate the accommodation on offer.

**Lounge**  
*19'2" x 11'5" (5.85 x 3.50)*



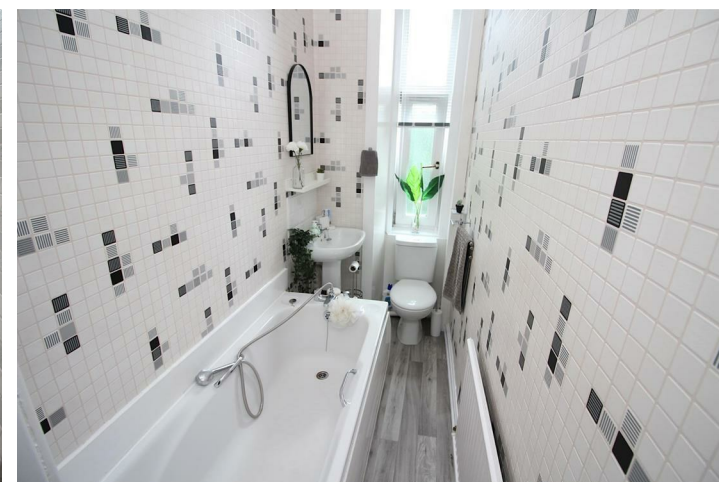
**Kitchen**  
*12'7" x 4'1" (3.84 x 1.27)*



**Bathroom**  
*7'9" x 3'9" (2.38 x 1.15)*



**Bedroom**  
*12'7" x 11'3" (3.86 x 3.45)*



**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.

