

*Brian Harkins
Estate Agents*



12 COURT ROAD, PORT GLASGOW, PA14 5PR

OFFERS OVER £67,000

C/TAX BAND: A

3 BEDROOM FLAT - PURPOSE BUILT

EPC

Set within the Town Centre this TOP FLOOR FLAT offers ideal starter accommodation and lies convenient for all local amenities including transport and rail links. This property has recently been refurbished throughout. Panoramic view of the Firth of Clyde and Hills beyond.

Apartments comprise: Entrance Reception Hallway with walk in storage cupboard, Bright and Spacious Lounge with feature window both to front. Fitted Kitchen with amply storage in the form of floor and wall mounted units.

Two good sized Double Bedrooms both with Double walk in storage cupboard. Third Bedroom off Lounge with Laminate flooring and wall wood panels.

Recently refitted Bathroom with three piece white vanity suite with over the bath wall mounted Electric shower and screen, Wet wall panels throughout.

The specification of this property includes Electric 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
14'10" x 10'0" (4.54 x 3.05)



Kitchen
10'0" x 7'1" (3.06 x 2.18)



Bedroom 1
11'7" x 10'0" (3.55 x 3.06)



Bedroom 2
11'9" x 10'0" (3.59 x 3.06)



Bedroom 3
10'0" x 7'3" (3.05 x 2.23)

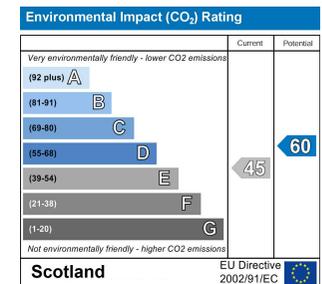
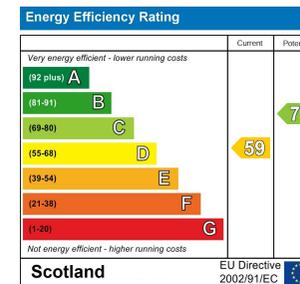
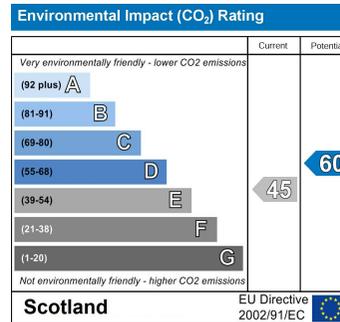
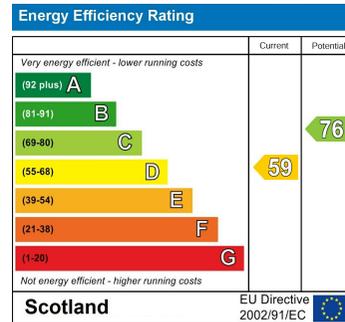


Bathroom
6'4" x 6'2" (1.95 x 1.90)



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.



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