

*Brian Harkins
Estate Agents*



23 MOIDART ROAD, PORT GLASGOW, PA14 5YP

OFFERS OVER £95,000

C/TAX BAND: A

2 BEDROOM HOUSE - TERRACED

EPC BAND:C

Well presented MID TERRACED VILLA situated in a highly popular residential location with transport links and local amenities close at hand. Ideal location with Primary and Secondary Schools within a close proximity.

Comprising of Welcoming Reception Hallway with laminate flooring throughout, walk in storage cupboard and Storage space under stairs. Bright and Spacious Lounge, large window looking onto rear garden and window looking out to front of property, laminate throughout. Family Dining Kitchen with ample storage in the form of both wall and floor mounted units, access to rear garden.

On the upper level there are Two good sized Double Bedrooms both looking out on to rear garden.

Bathroom with walk in shower, tiling throughout.

Enclosed rear garden laid mainly to lawn, patio area.

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

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

Lounge
18'0" x 10'6" (5.49 x 3.22)



Dining/Kitchen
10'6" x 9'3" (3.22 x 2.83)



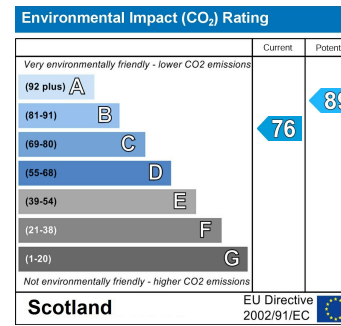
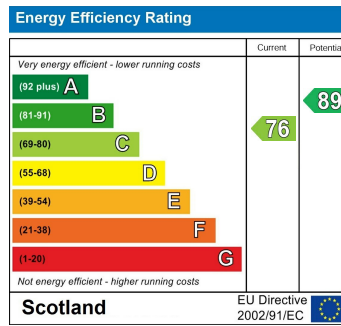
Bedroom 2
11'11" x 11'6" (3.64 x 3.53)



Bedroom 1
11'6" x 11'5" (3.51 x 3.50)

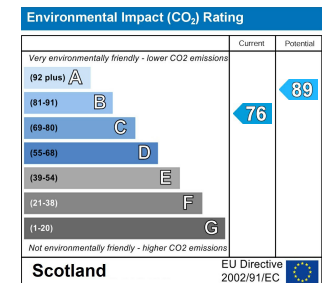
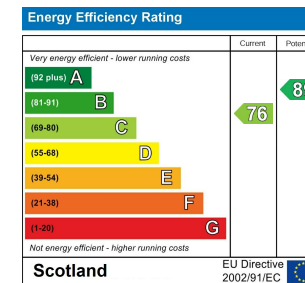


Bathroom
6'2" x 7'0" (1.90m x 2.15m)



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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