

***Brian Harkins
Estate Agents***



47 GLENHUNTLY TERRACE, PORT GLASGOW, PA14 5QD

OFFERS OVER £93,000

C/TAX BAND: A

3 BEDROOM HOUSE - MID TERRACE

EPC BAND:D

This MID TERRACE VILLA offering good family accommodation within a Cul de sac location. The property also boasts spectacular panoramic views over the River Clyde. Lying in close proximity to all of the Town Centre amenities including Transport links, both road and rail.

The accommodation on offer extends to Welcoming Reception Hallway, Bright and Stylish Lounge with large front window and window to the rear. Dining / Kitchen with ample storage in the form of floor and wall mounted units, access onto rear Patio.

On the upper landing there are three Good Sized Bedrooms two with Panoramic views of the River Clyde estuary.

Family Bathroom with three piece white suite, Tiling around bath.

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

The property has a stunning Panoramic Views of the River Clyde and Hills Beyond.

Early viewing is highly recommended to fully appreciate the locale and space of this property.

Lounge

19'8" x 11'8" (6.01m x 3.58m)



Dining/Kitchen

14'6" x 8'8" (4.44m x 2.65m)



Bedroom 1

9'10" x 11'7" (3.01m x 3.54m)



Bedroom 2

9'1" x 11'9" (2.79m x 3.60m)



Bedroom 3

7'2" x 8'9" (2.20m x 2.67m)



Bathroom
 5'6" x 6'0" (1.69m x 1.83m)



IMPORTANT NOTE TO PURCHASERS:
 **MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification

documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale**

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.



