

A photograph of a living room interior. The room features a large blue sofa with white piping and several decorative pillows. A round, tufted ottoman sits in front of the sofa. A small wooden side table is placed next to the sofa. A large, ornate round mirror with three circular sections hangs on the wall above the sofa. A chandelier with a white shade and crystal fringe hangs from the ceiling. A window with blue curtains is visible on the left, and a bay window with blue curtains is on the right. A white radiator is visible on the left wall.

*Brian Harkins  
Estate Agents*

*1 CUSTOMHOUSE LANE, PORT GLASGOW, PA14 5HW*

*OFFERS OVER £55,000*

*C/TAX BAND: A*

*2 BEDROOM FLAT*

*EPC BAND:C*

This spacious Two Bedroom TRADITIONAL FIRST FLOOR FLAT is presented to the market in good decorative order throughout and is sure to appeal to the First Timer buyer. The property is located within Port Glasgow Town Centre and lies close to all amenities including road and rail links for further afield.

The accommodation extending to Welcoming Reception Hallway, Bright and Spacious Lounge with Dining area, Dual windows with Bay windows to the front of the property.

Fitted Kitchen with ample storage in the form of floor and wall mounted units.

Two Double Bedrooms one with two storage cupboards and Bay window to the front of property.

Bathroom comprising of a two piece white vanity suite, separate walk in shower cubicle, Electric shower, Heated Towel Rail.

The Specification of the property includes Double Glazing and Electric Heating.

There is a communal drying area and further storage cupboard.

This property is distinctively spacious and must be viewed to appreciate.

Early viewing is highly recommended to fully appreciate the excellent starter accommodation on offer.

### **Lounge**

*18'8" x 17'4" (5.71 x 5.30)*



### **Kitchen**

*12'6" x 6'8" (3.83 x 2.05)*



### **Bedroom 1**

*12'9" x 12'6" (3.89 x 3.82)*



### **Bedroom 2**

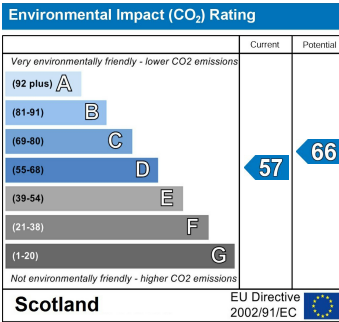
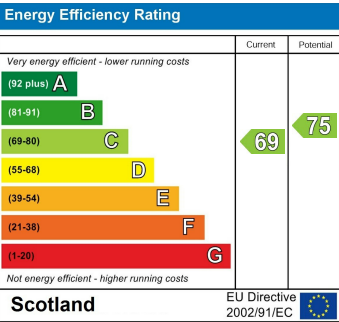
*16'2" x 10'11" (4.94 x 3.33)*



### **Bathroom**

*11'3" x 6'3" (3.43 x 1.91)*





**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.

