



*Brian Harkins  
Estate Agents*

*15 COLL AVENUE, PORT GLASGOW, PA14 6AB*

*OFFERS OVER £112,500*

*C/TAX BAND: A*

*3 BEDROOM HOUSE - MID TERRACE*

*EPC BAND: C*



**\*\*\* CLOSING DATE WEDNESDAY 12TH MARCH @ 12 NOON \*\*\***This ideal family MID TERRACED VILLA offers a superb family home with views towards the River Clyde, front and rear garden. Located in a popular and convenient residential area is an ideal family home close to excellent amenities.

Comprising Entrance Reception Hallway with under stairs storage, Laminate flooring throughout, Bright and Spacious Dining Lounge with window to front and French doors to rear, Laminate flooring throughout,

Fitted Luxury Kitchen with floor and wall mounted units, Induction Hob, Stainless Steel Chimney Extractor, wall mounted Double Ovens, and Microwave, Ceiling panels and down lights, Access to rear garden onto decked terrace.

Three Good sized Bedrooms, two with fitted wardrobes and one with views towards the River Clyde.

Bathroom with two piece white vanity suite and Shower cubicle with mixer shower.

The property specification includes Double Glazing and Gas Central Heating throughout, Solar Roof Panels.

Front garden Terrace with Monoblock patio and Rear garden has Deck patio area and has been laid mainly to slabbed patio area with Astro Turf Grass.

Viewing is Highly Recommended to fully appreciate the accommodation on offer.

**Dining Lounge**  
*19'7" x 10'7" (5.99m x 3.25m)*



**Kitchen**  
*11'10" x 7'4" (3.63m x 2.25m)*



**Bedroom 1**  
*16'3" x 8'7" (4.96m x 2.64m)*



**Bedroom 2**  
*10'9" x 9'5" (3.29m x 2.89m)*



**Bedroom 3**  
*7'3" x 7'7" (2.23m x 2.33m)*



**Bathroom**  
 6'3" x 5'7" (1.93m x 1.71m)



**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.





