

*Brian Harkins  
Estate Agents*



*31 KINROSS AVENUE, PORT GLASGOW, PA14 5QL*

*OFFERS OVER £93,000*

*C/TAX BAND: A*

*3 BEDROOM HOUSE - SEMI-DETACHED*

*EPC*



\*\*\*\*\*CLOSING DATE TUESDAY 11TH MARCH  
@12NOON\*\*\*\*\*

A delightful family home this SEMI DETACHED VILLA is in a seldom available location with Panoramic views and a well proportioned accommodation. Extended garden grounds to the front, rear and side. Good family spacious accommodation.

Accommodation on offer comprises of Welcoming Reception Hallway with Laminate flooring throughout. Bright and Spacious Lounge with windows to the front and rear over looking rear garden, feature fire place. Fitted Dining Kitchen with ample storage in both floor and wall mounted units. Access to rear garden and Patio area.

Family Bathroom with three piece white vanity suite and over the bath wall mounted shower and screen, Tiling throughout.

On the upper level there are three good sized Double Bedrooms. On the upper landing there is also a further two walk in storage cupboards. Access to loft.

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

There is an extensive front and rear gardens with mature surrounding hedges and feature patio area and Drying Green.

Internal viewing of this property is essential to appreciate the accommodation and locale on offer.

### **Lounge**

*18'2" x 10'7" (5.55 x 3.23)*



### **Dining Kitchen**

*12'8" x 9'11" (3.87 x 3.03)*



### **Bedroom 1**

*15'8" x 7'11" (4.78 x 2.42)*



### **Bedroom 2**

*14'4" x 10'3'11" (4.39 x 3.06)*



### **Bedroom 3**

*10'0" x 9'0" (3.07 x 2.75)*



**Bathroom**  
 7'8" x 7'8" (2.36 x 2.34)



**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.





