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25 KINGSTON CRESCENT, PORT GLASGOW, PA14 5DQ

OFFERS OVER £210,000

C/TAX BAND: C

3 BEDROOM HOUSE - END TERRACE

EPC BAND: C

A wonderful opportunity has arisen to purchase this immaculately presented END TERRACED VILLA offering a stylish family home in the highly desirable Kingston Dock development within a quite cul-de-sac offers all the features of contemporary living with private landscaped gardens to the rear. Allocated parking bays at the front of the house.

The property accommodation comprises Welcoming Entrance Vestibule with Laminate flooring throughout, leading to the front facing Bright and Stylish Lounge with window to front and in turn to the delightful Recently refitted Modern Dining Kitchen complete with a range of floor and wall mounted units, Quartz worktops and Quooker Hot water Tap, integrated Induction Range Hob, wall mounted Electric Double Oven/ Microwave, Stainless Steel Extractor Hood, Fridge / Freezer and Dishwasher. The kitchen has ample space for dining.

Recently refitted Utility Room with floor and wall mounted units with pull out larder and composite sink unit, Quartz worktop, Access to the convenient downstairs W.C. with two piece white vanity suite, door leading outside to the enclosed rear garden.

Upstairs, there are Three good sized Bedrooms, Master Bedroom with fitted wardrobes and window to the rear of property, Bedroom Two and Three are to front of property, built in storage cupboard in bedroom three. Storage cupboard in top landing. Access to floored Loft Storage.

There is an attractive three piece suite family Bathroom with wall mounted Shower and Screen, Tiling throughout, Heated Towel Rail.

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

There are garden grounds to the front laid mainly with stone chipping and the rear Landscaped garden has a large

Decked Patio area and is laid mainly with paving Decorative slabs.

Resident's Allocated Parking at front of property.

Viewing is essential to fully appreciate the accommodation Finish and locale on offer.

Lounge

12'6" x 14'2" (3.83m x 4.33m)



Dining Kitchen

10'1" x 12'0" (3.08m x 3.68m)

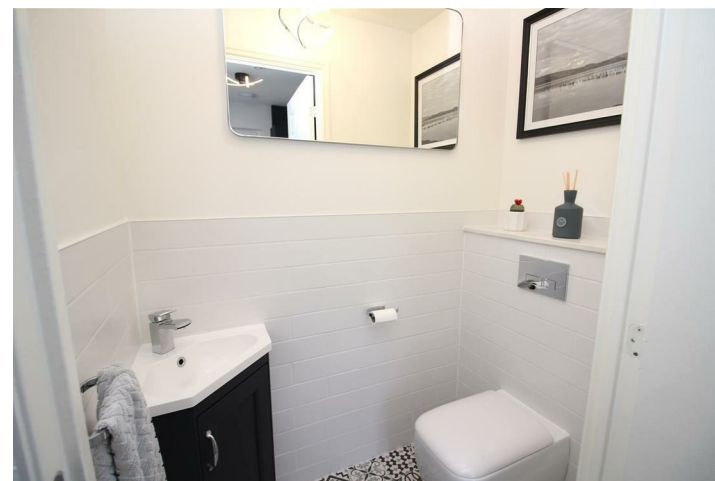


Utility

4'3" x 8'11" (1.31m x 2.72m)

W.C.

3'1" x 5'6" (0.94m x 1.68m)



Bedroom 1

8'11" x 13'9" (2.72m x 4.21m)



Bedroom 2
 10'8" x 8'11" (3.27m x 2.72m)

Bedroom 3
 9'0" x 6'10" (2.76m x 2.09m)



Bathroom
 8'9" x 6'9" (2.68m x 2.06m)



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.

