



*Brian Harkins  
Estate Agents*

*5 IRON WAY, PORT GLASGOW, PA14 5DY*

*OFFERS OVER £215,000*

*C/TAX BAND: C*

*3 BEDROOM HOUSE - MID TERRACE*

*EPC BAND: C*

Enjoying a front facing setting within the highly desirable Kingston Dock development this stylish three bedroom MID TERRACED VILLA is a style which is rarely available with panoramic views over the Firth of Clyde and Hills beyond.

The property extends to an Entrance Hall leading into a Bright Lounge with front facing window, door leading through to Modern fitted Dining Kitchen with ample storage in both floor and wall mounted units, Gas Hob and oven with Stainless Steel Chimney Extractor, Integrated Fridge / Freezer, further storage cupboard.

The Utility Room at rear with sink and storage units and W.C. with two piece white suite are accessed from the kitchen. There is access out into the enclosed rear garden from the utility room.

On the upper Top level there is a Master Bedroom with large window with specular views incorporating an En-suite shower room with two piece white vanity suite and double shower cubicle, Tiling throughout.

On the Middle floor there are a further two Bedrooms one to front and one looking onto rear garden.

Family Bathroom with three piece white suite and Tiling around bath area.

The property specification includes has both gas central heating and double glazing.

There are garden grounds to the front and rear of the home with a decked terrace at rear along with two allocated parking bays to the rear.

The property together with the location should be viewed to be fully appreciated.

**Lounge**  
*11'7" x 14'3" (3.54m x 4.35m)*

**Dining Kitchen**  
*8'8" x 12'3" (2.66m x 3.74m)*

**Utility Room**  
*6'0" x 7'11" (1.84m x 2.42m)*

**W.C.**  
*6'0" x 3'6" (1.84m x 1.09m)*

**Master Bedroom**  
*14'7" x 15'2" (4.46m x 4.64m)*

**Ensuite**  
*6'4" x 8'9" (1.94m x 2.69m)*

**Bedroom 2**  
*9'6" x 15'3" (2.92m x 4.67m)*

**Bedroom 3**  
*8'0" x 10'1" (2.45m x 3.08m)*

**Family Bathroom**  
*8'2" x 6'2" (2.49m x 1.89m)*

**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.







