



*Brian Harkins
Estate Agents*

27 LOMOND AVENUE, PORT GLASGOW, PA14 5SA

OFFERS OVER £149,000

C/TAX BAND: A

3 BEDROOM HOUSE - END TERRACE

EPC BAND:D

***** CLOSING DATE WEDNESDAY 23RD APRIL @ 12 NOON***** A superb END TERRACED VILLA located within a seldom available highly sought after cul de sac in the residential district of Port Glasgow whilst providing excellent family accommodation. This property has views towards the River Clyde and Hills Beyond. Private Driveway to front.

Comprising of Welcoming Entrance Hallway, Bright and Spacious Dining/ Lounge with feature fireplace, Large windows to the front, Dining Room to rear with window over looking garden., Family fitted Breakfasting Kitchen with ample storage in both form of wall and floor mounted units, Gas Hob and Electric Double Oven, Extractor Hood, Access to rear garden from side door.

On the upper landing there is Three good sized Double Bedrooms two with built in storage cupboards. Access to Loft space from top landing.

Bathroom with two piece white suite and walk in shower cubicle with wall mounted shower and Screen.

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

There are garden grounds both to the front and rear of the property with the front garden laid mainly to Mono block Driveway and well kept Lawn and patio. The rear garden has two patio area and lawn Drying Green.

Early viewing is highly recommended to fully appreciate the property and the locale on offer.

Dining/ Lounge
16'2" x 21'6" (4.95m x 6.56m)



Breakfasting Kitchen
11'9" x 10'4" (3.59m x 3.16m)



Bedroom 1
9'8" x 12'4" (2.95m x 3.77m)



Bedroom 2
13'8" x 9'11" (4.17m x 3.04m)



Bedroom 3
11'3" x 10'6" (3.45m x 3.22m)



Bathroom
 5'11" x 5'6" (1.81m x 1.68m)



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.



