



*Brian Harkins
Estate Agents*

10D SPRINGHILL ROAD, PORT GLASGOW, PA14 5QP

OFFERS OVER £60,000

C/TAX BAND: A

2 BEDROOM FLAT - PURPOSE BUILT

EPC BAND: C

This TRADITIONAL FIRST FLOOR FLAT is presented to the market in good decorative order throughout with bay window to the front. Well presented rear communal gardens. Situated close to Port Glasgow Town Centre and all the local amenities. The property benefits from views of the Firth of Clyde and surrounding area.

Accommodation comprising of Welcoming Reception Hallway with two large storage cupboards, Bright and Stylish Lounge with large feature Bay Window to the front, original cornicing and ceiling Rose.

Fitted Kitchen with wall and floor mounted units and Double window formation to the rear.

Two good sized Double Bedrooms one with built in fitted mirrored wardrobes.

Family Bathroom with three piece suite with Electric Shower, Tiling throughout, Down lights.

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

There is an extensive rear communal Garden.

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

Lounge

12'11" x 23'7" (3.95m x 7.21m)



Breakfasting Kitchen

12'2" x 8'8" (3.73m x 2.65m)



Bedroom 1

14'0" x 9'10" (4.27m x 3.00m)



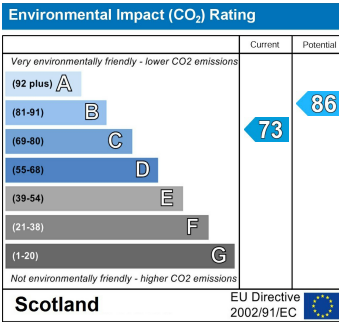
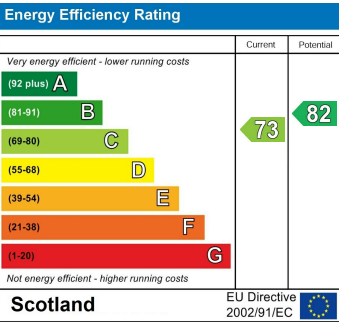
Bedroom 2

12'11" x 7'9" (3.94m x 2.37m)



Bathroom

7'8" x 5'10" (2.35m x 1.78m)



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.

