



*Brian Harkins  
Estate Agents*

*56 BUTE AVENUE, PORT GLASGOW, PA14 6AE*

*OFFERS OVER £93,000*

*C/TAX BAND: A*

*2 BEDROOM HOUSE - TERRACED*

*EPC BAND: C*

This ideal family MID TERRACED VILLA offers a superb family home with views towards the River Clyde, front and rear garden. Located in a popular and convenient residential area is an ideal family home close to excellent amenities, schools and road links.

Comprising Entrance Reception Hallway with under stairs storage, Laminate flooring throughout, Bright and Spacious Lounge with Laminate flooring throughout, Fitted Kitchen with floor and wall mounted units.

Two Good sized Double Bedrooms one with fitted wardrobes and a separate built in storage cupboard.

Bathroom with three piece white suite and over the bath wall mounted Electric shower and screen, Wet wall paneling throughout.

Double Glazing and Gas Central Heating throughout.

Rear garden has patio area and has been laid mainly to lawn.

Viewing is Highly Recommended to fully appreciate the accommodation on offer.

**Lounge**  
*20'7" x 10'6" (6.28m x 3.21m)*



**Kitchen**  
*9'11" x 7'7" (3.04m x 2.33m)*



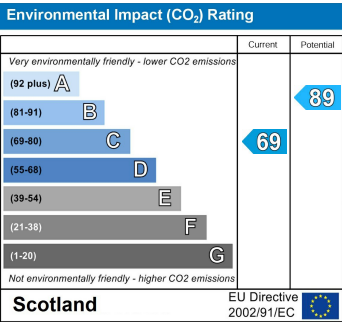
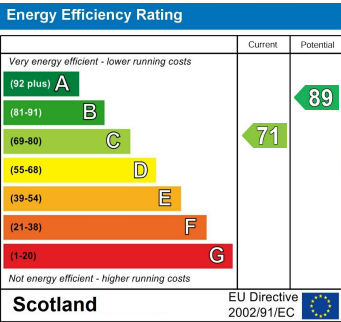
**Bedroom 1**  
*14'11" x 9'6" (4.57m x 2.92m)*



**Bedroom 2**  
*11'4" x 10'7" (3.46m x 3.25m)*



**Bathroom**  
*5'8" x 6'7" ( 1.73m x 2.02m)*



**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.

