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Estate Agents*



2 AUCHINLECK TERRACE, PORT GLASGOW, PA14 5SP

OFFERS OVER £95,000

C/TAX BAND: B

2 BEDROOM FLAT - PURPOSE BUILT

EPC BAND:C

This immaculate TRADITIONAL TOP FLOOR FLAT is presented to the market in superb decorative order throughout. The spacious accommodation on offer is sure to appeal to a variety of discerning purchasers. The property is located in close proximity to both road and rail transport links, town centre amenities as well as both primary and secondary schooling. Impressive views over the River Clyde and Hills beyond.

The accommodation comprises of Welcoming reception hallway with storage cupboard, laminate flooring throughout.

Bright and Stylish Lounge with large window with Panoramic View over The River Clyde, original cornicing and Laminate flooring throughout. Dining Kitchen with amply storage in the form of both base and wall mounted units, cooker with extractor hood and further walk in storage cupboard. Master double bedroom has a large triple mirrored wardrobe, the second double bedroom to rear has the views.

A modern Shower Room comprising of two-piece white vanity suite with walk in shower cubicle, wet wall throughout.

There is a well maintained communal rear garden grounds with own patio area.

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

Early inspection is essential to appreciate the accommodation on offer and the locale.

Lounge

13'4" x 10'11" (4.07 x 3.34)



Dining Kitchen

13'4" x 11'2" (4.07 x 3.41)



Bedroom 1

13'3" x 9'11" (4.05 x 3.03)



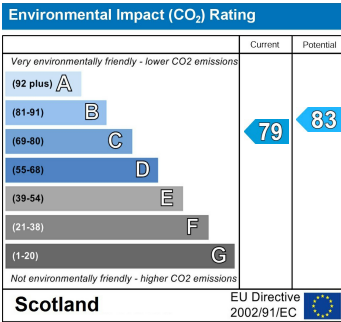
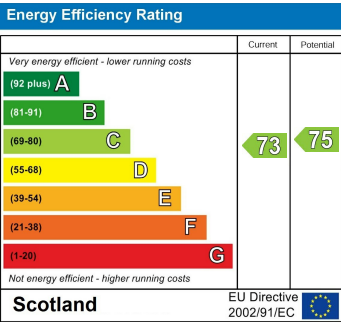
Bedroom 2

13'2" x 7'8" (4.03 x 2.35)



Shower Room

7'6" x 3'11" (2.31 x 1.21)



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.

