



*Brian Harkins  
Estate Agents*

*50 BOGLESTONE AVENUE, PORT GLASGOW, PA14 5TJ*

*OFFERS OVER £131,000*

*C/TAX BAND: A*

*3 BEDROOM HOUSE - SEMI-DETACHED*

*EPC BAND:C*



A seldom available SEMI DETACHED VILLA is situated in a sought after residential location, offering a superb spacious family home with Extensive enclosed garden to the front, rear and side. Close to local schooling and amenities as well as transport links. Driveway to rear.

Comprising Entrance Vestibule with storage cupboards under stairs, Reception Hallway with laminate flooring throughout. Spacious Lounge with large window to the front, Laminated flooring throughout.

Fitted Breakfasting Kitchen with amply storage in the form of both floor and wall mounted unit, Gas Hob, Chimney Extractor, wall mounted oven, Laminate flooring throughout, Door leading onto rear garden.

Family Bathroom with three piece white suite, and over the bath wall mounted shower, Wet wall panels throughout.

On the upper level there is three Good sized Double Bedrooms two overlooking the rear garden and one overlooking front of property, one with W.C. two piece white suite, wet wall panels throughout.

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

Front, Rear and side gardens has been laid mainly with lawn and surrounding Timber fencing. Driveway to rear.

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

### **Lounge**

*15'6" x 11'6" (4.73 x 3.53)*



### **Kitchen**

*12'0" x 11'9" (3.68 x 3.6m)*



### **Bedroom 1**

*15'10" x 9'4" (4.83 x 2.85)*



### **Bedroom 2**

*10'8" x 10'5" (3.27 x 3.20)*



### **Bedroom 3**

*10'1" x 10'5" (3.09 x 3.19)*



**Bathroom**  
 7'8" x 4'8" (2.35 x 1.44)



**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.





