



*Brian Harkins
Estate Agents*

59 SOUTH ROAD, PORT GLASGOW, PA14 5TE

OFFERS OVER £149,000

C/TAX BAND: A

3 BEDROOM HOUSE - END TERRACE

EPC BAND:D

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

Comprising Entrance Welcoming Reception Hallway with under stair storage. Spacious and Stylish Lounge with large window to the front, Laminate flooring throughout.

Fitted Dining Kitchen with amply storage in the form of both floor and wall mounted unit, Gas Range Hob, Electric oven and chimney Extractor. Pantry with Door leading onto Rear garden.

Three Good sized Bedrooms two overlooking the rear garden and one overlooking front of property,

Bathroom with three piece white vanity suite and L shaped bath with wall mounted electric shower, Wet wall panels throughout.

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

Enclosed Front and Side garden has been laid mainly to lawn. The enclosed rear garden has been laid with a Slabbed patio area, stone chippings and monobloc driveway.

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

Lounge
13'11" x 12'5" (4.25 x 3.79)



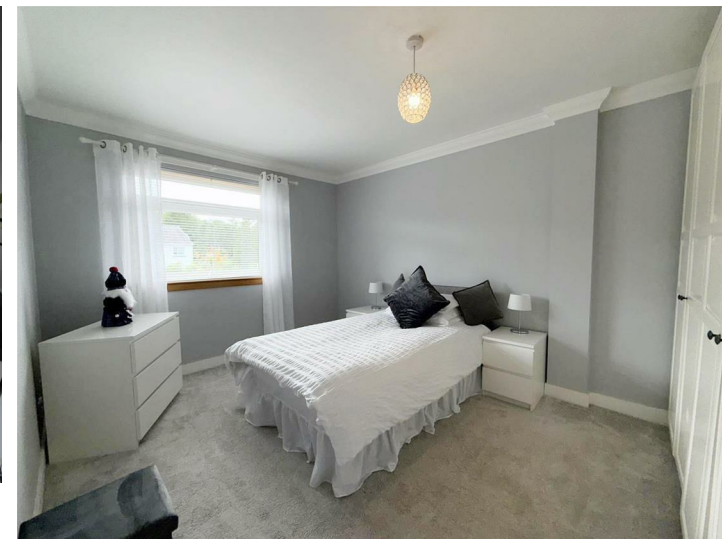
Kitchen
10'0" x 9'3" (3.07 x 2.83)



Bedroom 1
8'6" x 14'0" (2.61 x 4.28)



Bedroom 2
13'1" x 10'7" (4.01 x 3.23)



Bedroom 3
9'3" x 10'0" (2.84 x 3.07)



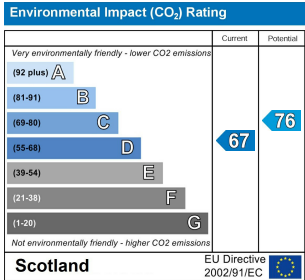
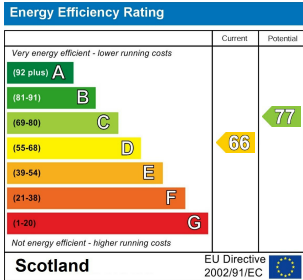
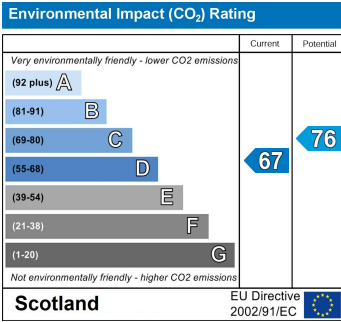
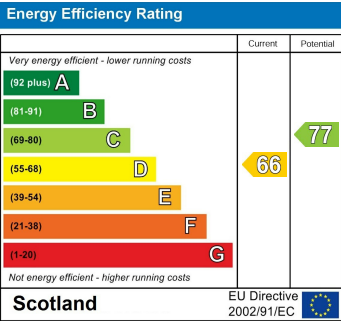
Bathroom
 5'10" x 5'10" (1.78 x 1.78)



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.



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