

*Brian Harkins
Estate Agents*



28 DOUGLIEHILL TERRACE, PORT GLASGOW, PA14 5DP

OFFERS OVER £63,000

2 BEDROOM FLAT - PURPOSE BUILT

EPC BAND:

Offering an ideal starter home or rental investment opportunity this MAIN DOOR LOWER FLAT lies within a highly popular location with Parking to front of property. There are Panoramic views towards the River Clyde and Hills beyond.

Welcoming Reception Hallway with stairs down to Reception Hallway ,storage cupboards. Bright & Spacious Lounge with Patio doors onto enclosed rear garden, Fitted Kitchen with ample storage in both floor & wall mounted units, Gas Hob and electric oven. Two Good sized Bedrooms to rear with views. Bathroom with two piece white vanity suite & walk in shower with wall mixer shower, wet wall paneling throughout.

The property has Gas Central Heating and Double Glazing throughout.

Communal front path area. Allocated Parking space to front, Panoramic Views towards the River Clyde and Hills beyond.

Viewing is highly recommended to fully appreciate the accommodation on offer and the locale

Lounge

11'10" x 14'6" (3.61 x 4.42)



Kitchen

8'7" x 5'6" (2.62 x 1.68)



Bedroom 1

10'6" x 8'9" (3.21 x 2.68)



Bedroom 2

11'9" x 5'11" (3.59 x 1.82)

Bathroom

5'1" x 5'4" (1.57 x 1.63)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
Scotland	EU Directive 2002/91/EC	

