



New to the market is this MID-TERRACE VILLA located in a sought after area of Port Glasgow and providing fantastic family accommodation. Private front and rear gardens. Gas central heating and double glazing throughout.

**57 GOLF DRIVE, PORT GLASGOW PA14 5YU**

**Offers Over: £110,000**

Branch: 4 Cathcart Square  
Greenock, PA15 2BS  
Tel: 01475 558420  
Email: [ggurney@blair-bryden.co.uk](mailto:ggurney@blair-bryden.co.uk)



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Entrance leading to welcoming hallway which gives access to all accommodation and hosts three storage cupboards. The storage cupboard at rear of the hall houses the boiler and electric meter. Good-sized family lounge to the front of the property with large window providing a natural bright light to the room. Wonderful fitted dining kitchen consisting of a variety of wall and floor units providing ample work and storage space. The integrated appliances include the gas hob with extractor fan over, fan oven and grill and dishwasher. Storage area. Access to the rear gardens is given through the back door located in the hallway.

Downstairs w.c. hosting w.c. and wash hand basin.

Carpeted stairwell leading to upper level with loft access and more storage cupboards. Modern wet room hosting w.c., wash hand basin and electric shower.

The property benefits from three good-sized double bedrooms. Bedroom one hosts storage in the form of built-in mirror wardrobes and a separate storage cupboard.

Locally there is an excellent provision of transport links and regular bus service. There are also local Primary and Secondary Schools close by together with local amenities.

Early viewing is highly recommended.

### ACCOMMODATION

Lounge - 4.29m(14'0")x3.41m(11'1")approx.

Dining kitchen - 2.48m(8'1")x4.33m(14'2")approx.

Downstairs w.c. - 1.91m(6'2")x0.75m(2'4")approx.

Bedroom one - 4.36m(14'3")x2.59m(8'4")approx.

Bedroom two - 2.89m(9'4")x3.43m(11'2")approx.

Bedroom three - 4.29m(14'0")x2.21m(7'2")approx.

Shower room - 1.75m(5'7")x1.54m(5'0")approx.

### VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

### ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their solicitor or surveyor. The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.