



**BLAIR &  
BRYDEN**



**\*\*CASH ONLY PURCHASE\*\***

This SEMI-DETACHED VILLA offers great accommodation and will make a fantastic family home. Ideally located with both Primary and Secondary Schools close by. Driveway and private rear gardens. Gas central heating and double glazing throughout.

**6 MOSS ROAD, PORT GLASGOW PA4 6HF**

**Offers Over: £70,000**

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Entrance vestibule with storage leading to hallway which gives access to all accommodation. Spacious lounge providing a good living space with a large window supplying bright natural light to this area. Sizeable dining kitchen comprising a variety of wall and base units providing ample work and storage space. The integrated appliances include the electric hob with extractor hood over, oven, grill and fridge-freezer. Door to rear gardens.

Bathroom comprising w.c., wash hand basin and bath with shower over.

Carpeted stairwell leading to upper level with loft access.

The property benefits from three good-sized double bedrooms. Bedroom one is located to the front and consists of built-in mirror wardrobes and bedrooms two and three are to the rear with the second bedroom also providing storage.

Locally there is an excellent provision of transport links and regular bus service.

Early viewing is highly recommended.

### ACCOMMODATION

Lounge - 4.58(15'0")x3.81m(12'5")approx.

Kitchen - 4.52m(14'8")x2.77m(9'0")approx.

Bathroom - 2.07m(6'7")x1.89m(6'2")approx.

Bedroom one - 3.43m(11'2")x3.36m(11'0")approx.

Bedroom two - 3.38m(11'0")x3.31m(10'8")approx.

Bedroom three - 3.31m(10'8")x3.23m(10'5")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.