



This cosy **FIRST FLOOR FLAT** is located in a sought after area of Port Glasgow and is close to all amenities. Presented in walk-in condition with gas central heating and double glazing throughout. Ideal for first-time buyers. Secured entry, large cellar and communal drying area.

29 MARLOCH AVENUE, PORT GLASGOW PA14 6LH

Offers Over: £50,000

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Welcoming hallway giving access to all accommodation and comprising two spacious storage cupboards with the boiler being housed in the cupboard at the front door. Generous-sized lounge to the front with large windows giving the room a bright natural light. Fitted dining kitchen to the rear comprising a variety of wall and base units providing ample work and storage space. Complementing work and floor surfaces. Integrated appliances included are:- electric hob, oven and grill.

The property benefits from a double bedroom which features storage.

Modern wet room consisting of a w.c., wash hand basin with vanity unit and overhead shower.

Situated close to local shopping facilities for every day needs. Both Primary and Secondary schooling are close to hand. Local buses running frequently to surrounding areas including road and rail links to Glasgow City Centre.

Early viewing of the property is highly recommended.

ACCOMMODATION

Lounge:- 4.73m(15'5")x3.26m(10'6")approx.

Kitchen:- 3.61m(11'8")x1.81m(5'9")approx.

Bedroom:- 3.73m(12'2")x2.92m(9'5")approx.

Shower room:- 1.89m(6'2")x1.82m(5'9")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.