



This spacious GROUND FLOOR FLAT is located in a popular area of Port Glasgow and provides fantastic accommodation ideal for first-time buyers. Private front garden, cellar and shared drying area to the rear. Gas central heating and double glazing throughout.

22 West Woodside Avenue, Port Glasgow PA14 6HR

Offers Over: £65,000

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Welcoming hallway giving access to all accommodation and comprising four good-sized storage cupboards. Sizeable lounge to the front providing a good living space and hosting storage cupboard. Fitted kitchen comprising a variety of wall and base units providing work and storage space. The integrated appliances include the gas hob with hood over, oven and grill. Boiler housed.

The property benefits from two great-sized double bedrooms which both feature fitted wardrobes and separate storage cupboards.

Modern bathroom consisting of a w.c., wash hand basin and bath with 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 - 4.78m(15'6")x3.76m(12'3")approx.

Kitchen - 3.99m(13'0")x1.83m(6'0")approx.

Bedroom one - 3.95m(12'9")x2.89m(9'4")approx.

Bedroom two - 3.96m(12'9")x2.83m(9'2")approx.

Bathroom - 1.90m(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.