



**BLAIR &  
BRYDEN**



New to the market is this wonderful DETACHED VILLA located in a sought after area of Langbank offering outstanding family accommodation. Conservatory, driveway and garage. Private gardens. Gas central heating and double glazing throughout.

**56 Middlepenny Road, Langbank, Port Glasgow PA14 6XE**

**Offers Over: £275,000**

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## 56 Middlepenny Road, Langbank, Port Glasgow PA14 6XE

New to the market is this wonderful DETACHED VILLA located in a sought after area of Langbank offering outstanding family accommodation. Conservatory, driveway and garage. Private gardens. Gas central heating and double glazing throughout.

Entrance porch leading to front door with welcoming entrance hallway giving access to all accommodation and comprising storage under the stairwell. Lounge to the front of the property offering a good-sized family living space which leads to the dining area consisting of a large window with sliding door bringing you to the cosy and peaceful conservatory which is the perfect space to relax. Door leading to rear gardens. Fitted kitchen comprising a variety of wall and base units providing ample work and storage space. The integrated appliances include the gas hob, oven, grill, and fridge-freezer. Boiler housed. Door to rear gardens with garage access.

Carpeted stairwell to upper level with loft entry and storage cupboard. The property benefits from three bedrooms two doubles and one single. Bedroom one hosts an ensuite shower room with w.c., wash hand basin and shower cubicle. There is also storage in bedrooms one and three.

Family bathroom comprising a w.c., wash hand basin and bath with overhead shower.

Early viewing of the property is recommended to appreciate wonderful accommodation on offer.

The small rural village of Langbank is ideally situated for a quick commute to Glasgow (20 minutes), Glasgow Airport and Greenock with easy access to the M8 and with a railway station within the village. Langbank is well served by excellent local amenities including primary school, community centre and a popular bar/restaurant on the Main Road.

### ACCOMMODATION

#### Ground Floor

Lounge:- 4.60m(15'0")x3.80m(12'4")approx

Dining room:- 3.35m(10'9")x3.05m(10'0")approx

Kitchen:- 3.43(11'2")x2.68m(8'7")approx

Conservatory:- 3.37m(11'0")x2.91m(9'5")approx

#### First Floor

Bedroom one:- 4.43m(14'5")x3.74m(12'2")approx

Ensuite shower room:- 2.86m(9'3")x0.74m(2'4")approx

Bedroom two:- 3.76m(12'3")x2.81m(9'2")approx

Bedroom three:- 3.07m(10'0")x2.40m(7'8")approx

Bathroom:- 1.92m(6'2")x1.89m(6'2")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.