



The opportunity has arisen to purchase this SEMI-DETACHED VILLA featuring driveway and private gardens. Great family accommodation with panoramic views of the Firth of Clyde. Gas central heating and double glazing throughout.

1 BUTE AVENUE, PORT GLASGOW PA14 6AA

Offers Over: £125,000

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



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Hallway giving access to downstairs accommodation. The lounge runs from front to rear of property with two windows allowing natural sunlight throughout. Good-sized living area. Modern kitchen to the rear hosting a variety of wall and floor units providing ample work and storage space. The integrated appliances include the gas hob with extractor hood over, oven and grill. Two storage cupboards. Door to rear gardens.

Carpeted stairwell to upper level. Loft access. Storage cupboard.

The property benefits from three double bedrooms. Bedroom one is a generous sized room to the front boasting fabulous views of the Firth of Clyde. Bedroom two is great-sized double to the rear with bedroom three being a single room to the front.

Stylish family bathroom comprising bath with shower over, w.c. and wash hand basin with accompanying vanity unit.

Early viewing is highly recommended.

Close to all local amenities including transport and both Primary and Secondary Schooling.

ACCOMMODATION

Lounge - 5.95m(19'5")x3.59m(11'8") approx

Kitchen - 3.85m(9'9")x3.02m(9'9") approx longest & widest point

Bedroom one - 4.30m(14'1")x3.32m(10'9")

Bedroom two - 4.33m(14'2")x2.58m(8'5")

Bedroom three - 3.08m(10'1")x2.44m(8'0") approx

Bathroom - 2.42(7'9")x1.57m(5'2")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.