

# 36 Islay Avenue

PORT GLASGOW, INVERCLYDE, PA14 6AT



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Contemporary semi-detached villa offers an ideal family home, situated in a prime location with the added advantage of extended side and rear gardens*



This well-presented and contemporary semi-detached villa offers an ideal family home, situated in a prime location with the added advantage of extended side and rear gardens. There is potential for further expansion, subject to obtaining the necessary planning and building approvals. The property enjoys scenic views towards the Clyde and features gas central heating along with double glazing.

## THE LOUNGE



The welcoming hallway provides access to all areas of the accommodation. The spacious lounge spans the length of the property, with windows at both the front and rear, allowing for abundant natural light. The room is tastefully decorated, offering an excellent family living space. The modern fitted breakfast kitchen includes a variety of wall and floor units, offering ample work and storage space, and comes equipped with a gas hob, electric oven, and hood. A door provides access to the rear gardens.

# THE KITCHEN





A carpeted stairwell leads to the upper level, which is bright and provides loft access. The property comprises three double bedrooms. The master bedroom offers stunning views towards the Clyde and features a modern design. The second bedroom is located at the front of the property and is also tastefully decorated. The third bedroom, although smaller, is functional. The modern, fully-tiled, four-piece bathroom includes a bath, corner shower, WC, and vanity unit with a wash hand basin, complemented by a wall-mounted heated towel rail. Early viewing is highly recommended.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

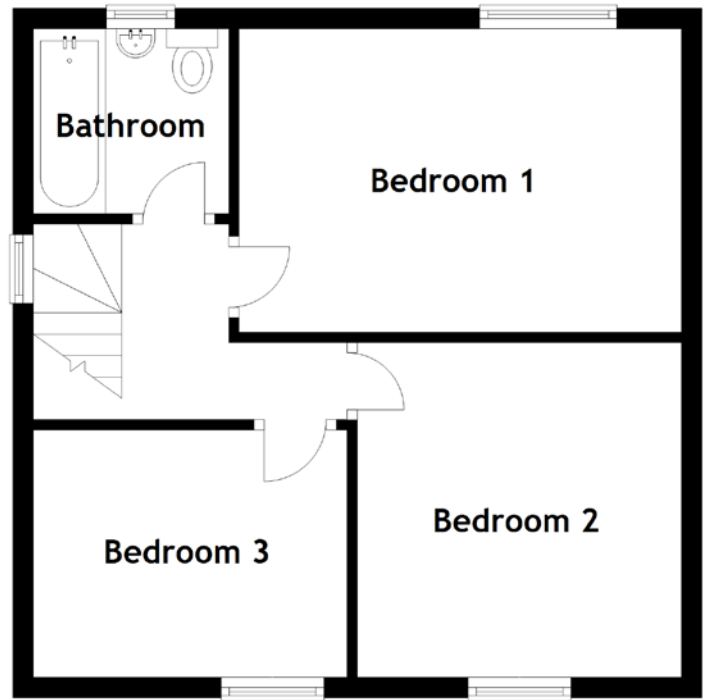
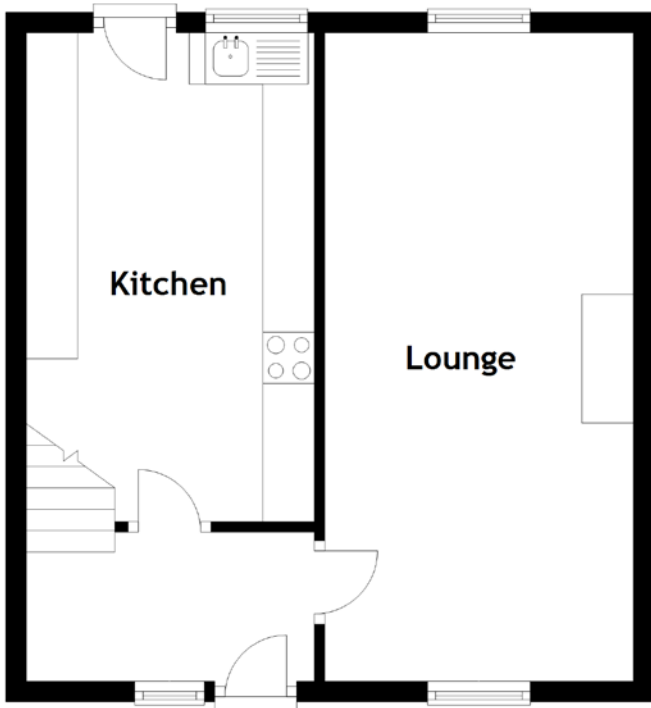


# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



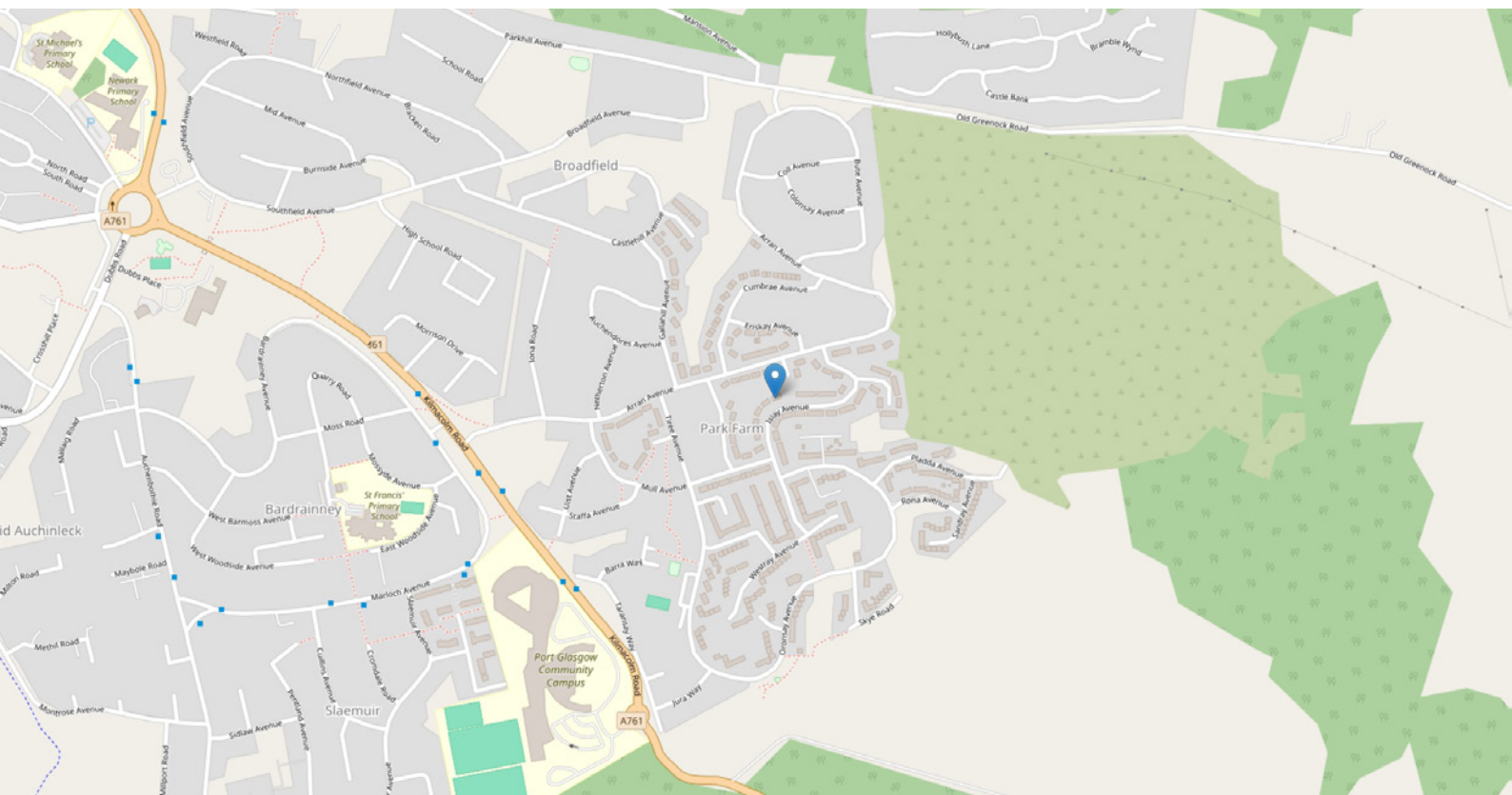
Approximate Dimensions  
(Taken from the widest point)

Lounge	6.30m (20'8") x 3.00m (9'10")
Kitchen	4.75m (15'7") x 2.80m (9'2")
Bathroom	1.90m (6'3") x 1.80m (5'11")
Bedroom 1	4.30m (14'1") x 2.95m (9'8")

Bedroom 2	3.25m (10'8") x 3.15m (10'4")
Bedroom 3	3.05m (10') x 2.40m (7'11")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £2500.00



# THE LOCATION

Nestled in a scenic area, this location combines the tranquillity of suburban living with convenient access to urban amenities. The property is likely situated in a community-oriented neighbourhood, ideal for families and individuals seeking a peaceful yet connected environment.





The property is conveniently located just 15 minutes from Port Glasgow Town Centre, which boasts a newly opened retail park featuring high street shops. Local amenities and transportation links are within walking distance, and a variety of primary and secondary schools are available in the vicinity.

Additionally, the Inverclyde area is renowned for its stunning landscapes and coastal views, providing ample opportunities for outdoor activities and relaxation. The potential for property value appreciation in this up-and-coming area adds a promising investment angle, making 36 Islay Avenue a desirable choice for homebuyers.



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