



**\*\*\*CASH PURCHASE ONLY\*\*\***

The opportunity has arisen to purchase this END OF TERRACE VILLA located in a popular yet tranquil area of Port Glasgow. Wonderful family accommodation featuring private gardens. Gas central heating and double glazing throughout.

**85 West Woodside Avenue, Port Glasgow PA14 6HS**

**Offers Over: £60,000**

Branch: 4 Cathcart Square  
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The opportunity has arisen to purchase this END OF TERRACE VILLA located in a popular yet tranquil area of Port Glasgow. Wonderful family accommodation featuring private gardens. Gas central heating and double glazing throughout.

Entrance hallway giving access to all accommodation and hosting storage under stairwell. Family lounge to the front of the property providing a good living space and consisting of large window giving the room bright natural light. Storage cupboard. Sizeable kitchen to the rear comprising a variety of wall and floor units providing ample work and storage space. Integrated dishwasher and boiler housed. Door to rear gardens.

Shower room with w.c., wash hand basin and shower unit.

Carpeted stairwell to upper level with loft entry.

The property benefits from three double bedrooms with bedrooms two and three consisting of storage cupboards.

Locally there is an excellent provision of transport links and regular bus service. Shopping and leisure facilities are nearby also.

Early viewing is highly recommended.

#### ACCOMMODATION

Lounge:- 4.61m(15'1")x3.81m(12'5")approx

Kitchen:- 4.46m(14'6")x2.83m(9'2")approx

Shower room:- 2.15m(7'0")x1.84m(6'0")approx

Bedroom one:- 4.55m(14'9")x3.42m(11'2")approx

Bedroom two:- 3.36m(11'0")x3.32m(10'8")approx

Bedroom three:- 3.31m(10'8")x3.23m(10'5")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.