



83, BRIDGEND AVENUE, PORT
GLASGOW, PA14 5RU



 neillclerk
ESTATE AGENTS



Description

This two bedroom FIRST FLOOR FLAT lies within a block of just three flats and offers an ideal first time home plus would equally suit downsizers. A degree of upgrading and modernisation is required which is reflected in the asking price.

Set in a highly desirable location which is convenient for local amenities, transport facilities and schools. There is a shared resident's parking area. The communal internal drying room / store is located on the ground floor. Specification includes: double glazing and gas central heating. The loft may offer future development potential, subject to requisite permissions being granted.

Accommodation comprises: Hallway by UPVC double glazed door with two inbuilt cupboards and hatch to the loft. There is a bright front facing Lounge with five light bay window formation offering views beyond surrounding properties towards the River Clyde plus a fireplace with inset electric fire, marble surround and hearth.

The Kitchen with three light window features white fitted units, grey toned work surfaces and splashback tiling. Appliances include: extractor hood, electric hob and oven.

There are two double sized Bedrooms both offering cupboard storage. The Shower Room with front window offers a basic three piece suite comprising: pedestal wash hand basin, wc and shower cubicle with wall/floor tiling.

Early viewing is recommended for this opportunity to purchase a home in this location. EPC = D

Measurements

Hallway

Lounge

4.19m x 5.05m (13'9 x 16'7)

Kitchen

3.07m x 2.64m (10'1 x 8'8)

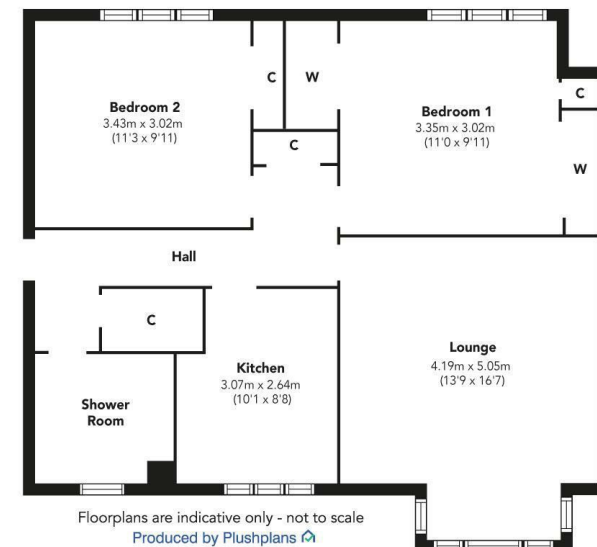
Bedroom 1

3.35m x 3.02m (11'0 x 9'11)

Bedroom 2

3.43m x 3.02m (11'3 x 9'11)

Shower Room











The
next
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)