



*Brian Harkins  
Estate Agents*

*11 WESTRAY AVENUE, PORT GLASGOW, PA14 6AX*

*OFFERS OVER £115,000*

*C/TAX BAND: A*

*3 BEDROOM HOUSE - MID TERRACE*

*EPC BAND: C*

**\*\*\* CLOSING DATE WEDNESDAY 8TH APRIL @ 12 NOON\*\*\*** Offering an ideal family home this spacious MID TERRACED VILLA is presented to the market in good decorative order throughout with enclosed front and rear garden. Whilst enjoying transport links, local amenities, Primary, Secondary and Nursery Schools all close at hand.

The accommodation on offer comprises of Welcoming Hallway, Bright and Spacious Lounge with window to front and rear, Laminate flooring throughout. Fitted Kitchen with ample storage in both floor and wall mounted units, Electric hob and oven, access to rear garden and access into Cloakroom storage.

On the upper level there are three good sized Bedrooms, two storage cupboards and access to loft storage. Family Bathroom with three piece vanity suite and over the bath wall mounted shower and screen, Wet wall panels throughout.

The specification of this property includes Gas Central Heating and Double Glazing.

There is enclosed garden grounds to front and rear of property both being laid mainly to lawn and rear with Drying Green. Resident parking to front and rear of property.

Early viewing is highly recommended to appreciate the accommodation on offer.

**Lounge**  
*18'6" x 11'11" (5.64 x 3.64)*



**Kitchen**  
*12'0" x 9'3" (3.66 x 2.83)*



**Bedroom 1**  
*12'7" x 10'8" (3.86 x 3.27)*



**Bedroom 2**  
*13'2" x 10'2" (4.03 x 3.10)*



**Bedroom 3**  
*8'10" x 8'1" (2.71 x 2.48)*



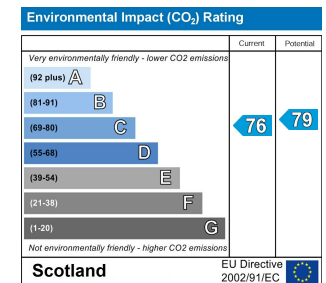
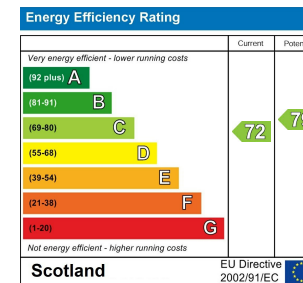
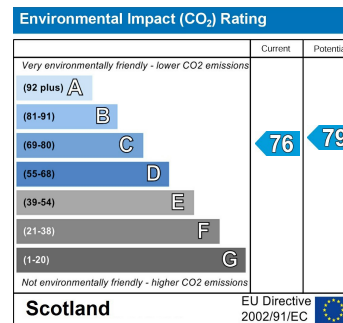
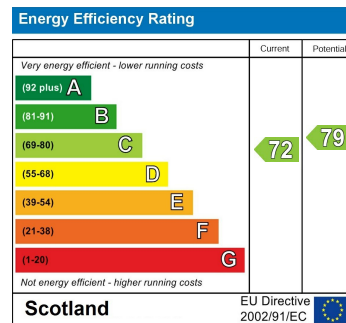
**Bathroom**  
8'10" x 8'1" (2.71 x 2.48)



**IMPORTANT NOTE TO PURCHASERS:**  
\*\*MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification

documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale\*\*

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



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