



15, IRON WAY, PORT GLASGOW, PA14
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ESTATE AGENTS



Description

Offering an immaculately presented family home in a prime waterfront corner location within the sought after Kingston Dock development this four bedroom SEMI DETACHED VILLA is set over three levels with unrestricted views towards the River Clyde and Helensburgh.

Paved/pebbled driveway offers essential off street parking for two cars. There is an enclosed lawned front garden. The south facing rear garden is enclosed by fencing and features a paved patio and lawn which are ideal spaces for relaxing with family/friends on summer days. Specification includes: double glazing, gas central heating and quality flooring.

Stylish Ground Floor comprises: Hallway which is reached by UPVC double glazed door. The bright lounge with front facing window benefits from views towards the River Clyde and herring bone flooring. The quality refitted Dining Kitchen overlooks the rear garden. There are white high gloss units and slate style work surfaces. Appliances include: extractor hood, 5 ring gas hob, electric oven, fridge/freezer, washer/dryer and integrated dishwasher. A double glazed door leads to the rear garden.

Stairs lead to the 1st Floor Landing which has an inbuilt cupboard. The first floor comprises: a double Bedroom offering impressive River Clyde views plus two further rear facing single Bedrooms. The family Bathroom with side window benefits from a three piece suite comprising: pedestal wash hand basin, wc and bath with mixer shower and separate thermostatic shower.

The 2nd Floor Landing leads to a spacious Master Bedroom with built in wardrobes and again benefits from impressive river views. The Ensuite Shower Room features a three piece suite offering: pedestal wash hand basin, wc and shower cubicle with chrome style shower. There is partial wall tiling.

Immediate viewing is essential for this rare opportunity to purchase a four bedroom family home of this design next to the waterfront in Kingston Dock. EPC = C.

Measurements

Hall

Lounge
3.61m x 4.39m (11'10 x 14'5)

Kitchen Diner
4.24m x 2.72m (13'11 x 8'11)

1st Floor Landing

Bedroom 1
2.90m x 2.54m (9'6 x 8'4)

Bedroom 2
2.34m x 2.31m (7'8 x 7'7)

Bedroom 3
1.85m x 2.31m (6'1 x 7'7)

Bathroom

2nd Floor Landing

Master Bedroom
3.63m x 4.32m (11'11 x 14'2)

Ensuite Shower Room













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.

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