



**3A STATION ROAD, PORT GLASGOW, PA14 5PP**

**OFFERS OVER £53,000**

**C/TAX BAND: A**

**2 BEDROOM FLAT - PURPOSE BUILT**

**EPC BAND:D**

Station Road, Port Glasgow is situated in the heart of the town centre and a very short walk to local train station and a variety shops.

This attractive two-bedroom elevated GROUND FLOOR FLAT is sure to appeal to a variety of buyers such as a first time buyer or someone seeking a Buy To Let opportunity.

Entrance to the home is via a welcoming hallway which accesses all rooms of the property. The front facing lounge is bright and spacious with a large bay window looking out on to the bustling John Wood Street.

There is a modern fitted kitchen offering plenty of storage in both wall and floor mounted units, electric hob & extractor fan and laminate flooring.

There are two bedrooms, one to the front and one to the rear, the bedroom to the rear offers two large storage cupboards.

The bathroom comprises of white two-piece vanity with sink and WC. Separate shower cubicle.

The specification of this property includes Electric Heating and Double Glazing.

Early viewing is recommended to appreciate what is on offer nearby.

#### **Lounge**

*16'0" x 12'11" (4.90 x 3.94)*



#### **Kitchen**

*11'8" x 4'11" (3.58 x 1.50)*



#### **Bedroom 1**

*15'10" x 10'11" (4.84 x 3.35)*

#### **Shower room**

*7'9" x 5'8" (2.38 x 1.75)*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		93
(81-91)	B	89	
(69-80)	C		
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### 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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