


*74 AUCHENBOTHIE ROAD, PORT GLASGOW, PA14 6JD*

*OFFERS OVER £59,000*

*C/TAX BAND: A*

*2 BEDROOM FLAT*

*EPC BAND:C*

An excellent chance to acquire a FIRST FLOOR FLAT presented to the market in good order throughout whilst being located within a highly desirable residential district of Port Glasgow. Close to local amenities as well as local transport links.

The accommodation comprises of a Reception Hallway with two storage cupboards. Bright and Spacious Lounge with a Large picture frame window to front.

Fitted Dining / Kitchen with ample storage in the form of floor and wall mounted units, gas hob, electric oven and two storage cupboards.

The Bathroom comprises of a three-piece bathroom suite, electric shower and Tiling throughout.

There are two good sized Double Bedrooms both with laminate flooring throughout and one with full length mirrored wardrobes.

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

There are communal garden grounds located at the front and rear Drying area. Cellar Storage.

Early viewing is highly recommended to fully appreciate both the accommodation and locale on offer.

**Lounge**
*15'2" x 12'11" (4.63 x 3.94)*



**Dining Kitchen**
*11'5" x 9'4" (3.50 x 2.85)*



**Bedroom 2**
*12'6" x 9'4" (3.83 x 2.85)*

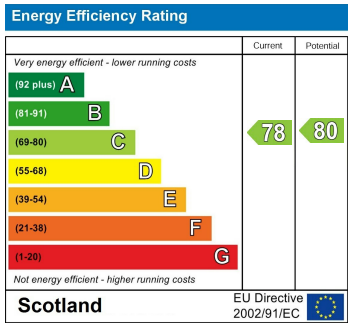


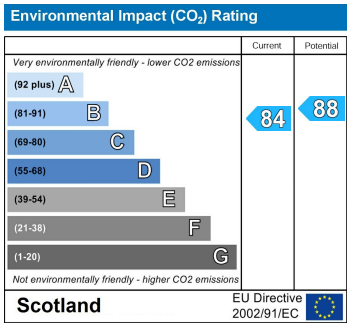
**Bedroom 1**
*13'3" x 9'1" (4.04 x 2.78)*



**Bathroom**
*5'11" x 5'9" (1.82 x 1.77)*



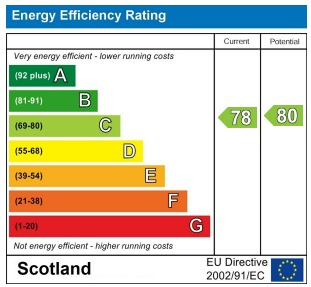


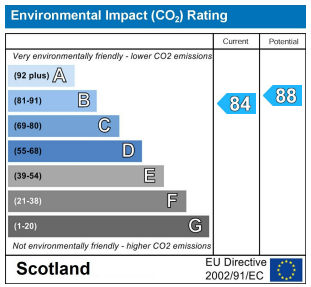




## IMPORTANT NOTE TO PURCHASERS:

**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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