



*Brian Harkins
Estate Agents*

20 BUTE AVENUE, PORT GLASGOW, PA14 6AA

OFFERS OVER £110,000

C/TAX BAND: A

2 BEDROOM HOUSE - MID TERRACE

EPC

This ideal family MID TERRACED VILLA offers a superb family home with views towards the River Clyde, front and rear garden. Presented to the market in good condition throughout. The property features two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

As you enter the home, you are welcomed into the hallway with under stairs storage, leading into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests with windows to front and rear.

The modern fitted kitchen is a standout feature, equipped with gas hob, electric oven and stainless steel extractor hood, ample storage in the form of floor and wall units, access to rear garden.

Two Double bedrooms one to front and one to rear with fitted storage cupboard.

The property boasts a well-appointed three-piece white vanity bathroom, designed with both style and functionality in mind. This space offers a serene environment for unwinding after a long day.

One of the most appealing aspects of this home is the stunning river views that can be enjoyed from various vantage points within the home. This picturesque setting enhances the overall charm of the property, providing a tranquil backdrop to daily life.

With its prime location in Port Glasgow, residents will benefit from easy access to local amenities, schools, and transport links, making it a convenient choice for those commuting or exploring the surrounding areas. This two-bedroom mid-terraced villa is a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in a scenic environment. Don't miss the chance to make this lovely property your new home.

Lounge
19'6" x 10'5" (5.95 x 3.19)



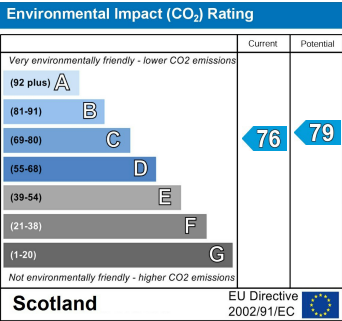
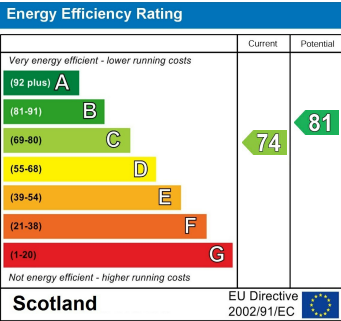
Bedroom 2
11'8" x 10'3" (3.57 x 3.13)

Kitchen
11'8" x 8'11" (3.58 x 2.74)



Bathroom
6'4" x 5'11" (1.95 x 1.81)

Bedroom 1
15'3" x 8'11" (4.65 x 2.74)



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.

