



*Brian Harkins
Estate Agents*

***1 CLYDEVIEW APARTMENTS HIGH CARNEGIE ROAD, PORT GLASGOW,
PA14 6BX***

OFFERS OVER £118,000

C/TAX BAND: C

2 BEDROOM APARTMENT

EPC BAND:D

Forming part of this prestigious development, Flat 1, Clydeview Apartments is a stylish, two-bedroom ground floor flat. This beautifully proportioned apartment offers spacious, contemporary accommodation throughout with private main door entrance, garden grounds, parking and views towards the River Clyde.

Flooded with natural light, the double fronted with window and Patio door the Lounge is a wonderful, generous space in which to relax and unwind, fitted with laminate flooring throughout, On open plan the fitted Kitchen with floor and wall mounted units, Gas Hob and oven, integrated Fridge Freezer,

The elegant principal bedroom is located to the rear of the property, benefitting from an fitted wardrobe, There is a further double bedrooms to front with fitted wardrobe.

There is ample storage within the home provided by two storage cupboards located in the hall.

The family bathroom has a bath (with shower and shower screen over), WC and wash hand basin and completes the internal accommodation.

Heating and hot water are provided by gas central heating and there is double glazing.

Externally, there are well kept, landscaped garden grounds to front. The property also has access to a Decked Terrace with views towards the River Clyde and Hills beyond. There is parking space and visitor spaces are available.

Lounge

17'7" x 12'1" (5.36m x 3.69m)



Kitchen

10'8" x 10'5" (3.27m x 3.20m)



Bedroom 1

13'5" x 12'7" (4.09m x 3.85m)



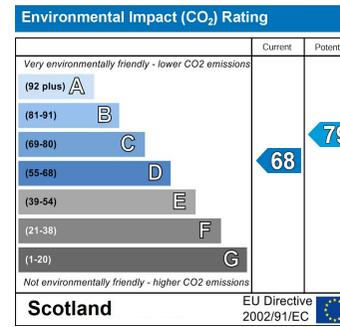
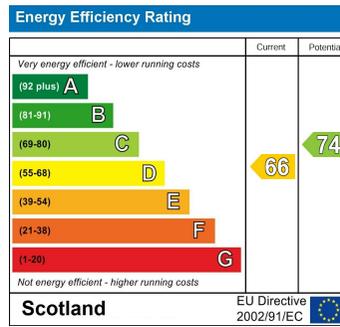
Bedroom 2

13'5" x 9'9" (4.09m x 2.98m)



Bathroom

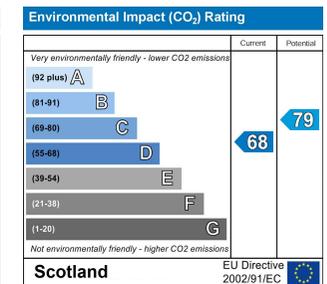
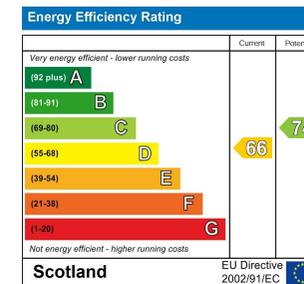
8'0" x 7'8" (2.45m x 2.36m)



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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