

*Brian Harkins  
Estate Agents*



*65 CHURCH STREET, PORT GLASGOW, PA14 5JD*

*OFFERS OVER £88,000*

*C/TAX BAND: B*

*2 BEDROOM APARTMENT*

*EPC BAND: C*

Rarely available in Port Glasgow, this charming TWO BEDROOM APARTMENT offers a beautiful living space perfect for a first-time buyer or couples seeking a comfortable, conveniently located home. The property features a striking lounge area with original cornicing and dual aspect windows allowing plenty of natural light to flow into the room.

The welcoming hallway features modern herringbone laminate flooring which flows through to the living room.

The apartment boasts two generously sized bedrooms both neutrally decorated to suit the buyer. The stylish fitted kitchen features white gloss units and black marble-effect work surfaces, along with an integrated electric oven and hob.

The bathroom consists of corner shower cubicle, W.C. and wash basin.

Set right in the heart of Port Glasgow Town Centre and also a short walk to local Retail Park and supermarkets it really is a prime location. The buyer will have easy access to the M8 motorway, rail and bus links which is perfect for anyone seeking an easy commute.

This apartment presents an excellent opportunity for anyone looking for modern living in a very practical location.

Home features double glazing as well as gas central heating. Early viewing is highly recommended.

**Lounge**  
*19'9" x 14'11" (6.04m x 4.55m)*



**Kitchen**  
*6'11" x 13'4" (2.11m x 4.08m)*



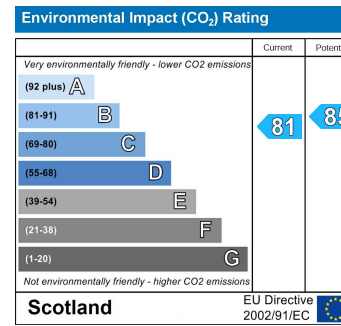
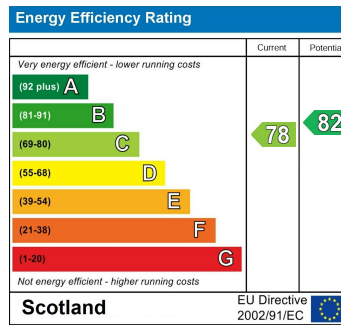
**Bedroom 1**  
*12'11" x 13'3" (3.95m x 4.04m)*



**Bedroom 2**  
*10'6" x 14'10" (3.22m x 4.53m)*



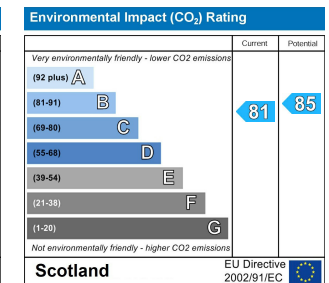
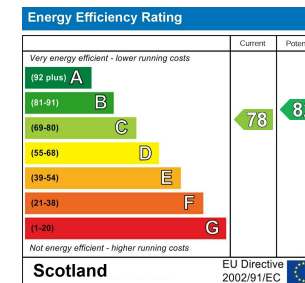
**Bathroom**  
*9'6" x 5'2" (2.91m x 1.59m)*



**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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