

An aerial photograph of a semi-detached house with a red tiled roof and a garden. The house is white and cream-colored. The garden is green and has various plants and trees. In the background, there are other houses and a large industrial building.

*Brian Harkins  
Estate Agents*

*23 SOUTH ROAD, PORT GLASGOW, PA14 5TA*

*OFFERS OVER £100,000*

*C/TAX BAND: A*

*3 BEDROOM HOUSE - SEMI-DETACHED*

*EPC BAND:E*

A seldom available SEMI DETACHED VILLA is situated in a sought after residential cul de sac location, A degree of up grading required, offering a superb spacious family home with Extensive enclosed garden to the front, rear and side. Close to local schooling and amenities as well as transport links.

Comprising Entrance Vestibule with storage cupboards, Reception Hallway. Spacious Lounge with large window to the front. Fitted kitchen with amply storage in the form of both floor and wall mounted unit, Vestibule with storage, Door leading onto Rear garden.

Three Good sized Bedrooms two with built in storage cupboards.

Bathroom with three piece suite and over the bath wall mounted shower, Tiling throughout.

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

Enclosed Extensive Front garden has been laid to mostly lawn with mature shrubs. The enclosed rear garden has been laid with lawn and surrounding mature trees, Driveway to rear..

**Lounge**  
*11'2" x 12'5" (3.42m x 3.80m )*



**Kitchen**  
*10'7" x 10'3" (3.23m x 3.13m )*



**Bedroom 2**  
*12'11" x 9'0" (3.95m x 2.75m)*



**Bedroom 1**  
*14'4" x 11'3" (4.38m x 3.45m )*



**Bedroom 3**  
*10'7" x 10'10" (3.24m x 3.32m )*



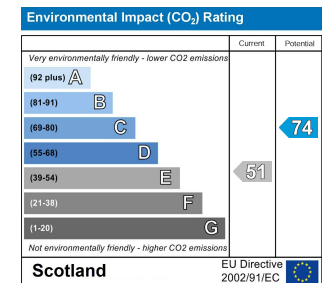
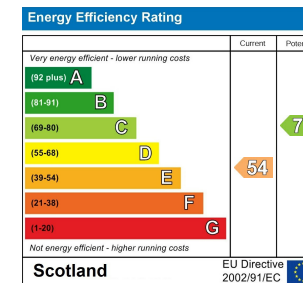
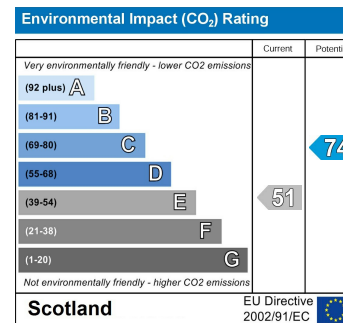
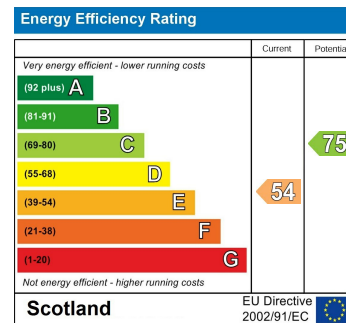
**Bathroom**  
6'4" x 6'9" (1.94m x 2.06m)



**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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