

*Brian Harkins
Estate Agents*



9 SLAEMUIR AVENUE, PORT GLASGOW, PA14 6LW

OFFERS OVER £145,000

C/TAX BAND: A

3 BEDROOM HOUSE - MID TERRACE

EPC BAND: C

This delightful mid-terrace house offers a perfect blend of comfort and modern living. Conveniently located, the property is in close proximity to a variety of amenities, as well as local high schools and primary schools, making it an excellent choice for families.

As you enter, you are welcomed into a bright and inviting lounge, featuring a contemporary media wall that sets the tone for relaxation and entertainment. This space seamlessly flows into a dining room, enhanced by patio doors that open up to a lovely enclosed rear garden, perfect for enjoying the sun in the south-facing aspect.

The heart of the home is undoubtedly the upgraded modern breakfasting kitchen, adorned with high gloss finishes that create a stylish and functional space. Access to the rear garden.

The property boasts three spacious double bedrooms, two of which are equipped with fitted mirror wardrobes, providing ample storage and a touch of elegance.

Family bathroom with 3 piece white vanity suite, corner bath and electric shower. Tiling throughout.

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

Must be viewed to fully appreciate the accommodation on offer and the local.

Lounge

Kitchen



Bedroom 1



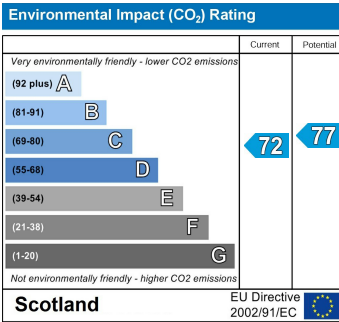
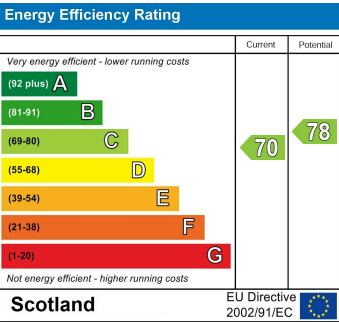
Bedroom 3



Bedroom 2



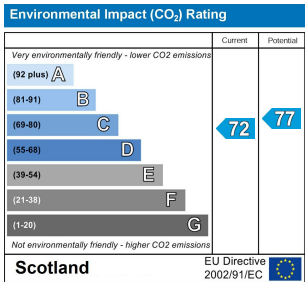
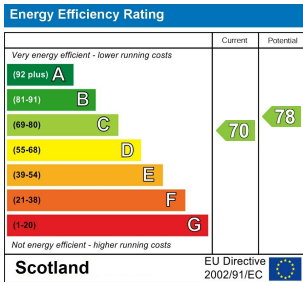
Bathroom



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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