



*Brian Harkins  
Estate Agents*

*35C HIGHHOLM STREET, PORT GLASGOW, PA14 5HN*

*OFFERS OVER £43,000*

*C/TAX BAND: A*

*3 BEDROOM FLAT - PURPOSE BUILT*

*EPC BAND:C*



This FIRST FLOOR FLAT is in a convenient location for Port Glasgow Town Centre and rail links to Glasgow and surrounding areas, offering a great opportunity for the First Time Buyer or Buy to Let market.

Apartment comprises: Welcoming Hallway, Bright and Spacious Lounge with double windows to the rear, feature fireplace, Laminate flooring throughout. Fitted Breakfasting Kitchen with ample storage in the form of both floor and wall mounted unit, Laminate flooring throughout.

Three good sized Double Bedrooms all with laminate flooring throughout, two with built in storage cupboards. Bathroom comprises of two piece white vanity suite with walk in shower cubicle and Wet Walling throughout, Tiling flooring throughout.

The specification of this property included Double Glazing, Gas Central Heating throughout.

Communal rear gardens with drying green,

Security door entry system.

Viewing is high recommended and early inspection advised.

### **Lounge**

*14'7" x 12'5" (4.46 x 3.79)*



### **Kitchen**

*7'10" x 10'9" (2.39 x 3.29)*



### **Bedroom 1**

*15'1" x 10'2" (4.60 x 3.10)*



### **Bedroom 2**

*13'5" x 7'11" (4.09 x 2.43)*



### **Bedroom 3**

*8'9" x 12'7" (2.67 x 3.84)*



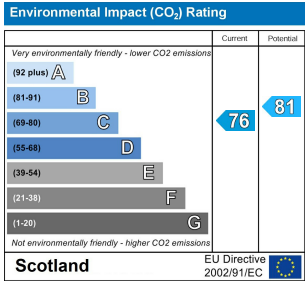
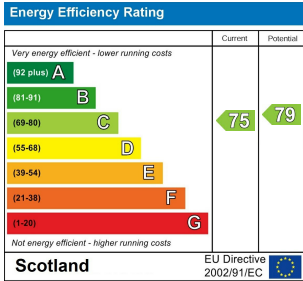
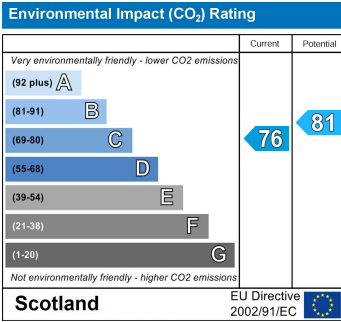
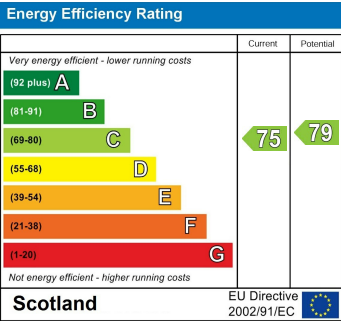
**Bathroom**  
 9'4" x 4'0" (2.85 x 1.24)



**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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