



*Brian Harkins
Estate Agents*

1B CRAIGARD BARR'S BRAE, PORT GLASGOW, PA14 5PT

OFFERS IN EXCESS OF £88,000

C/TAX BAND: B

2 BEDROOM FLAT - PURPOSE BUILT

EPC BAND:C

This Traditional SECOND FLOOR FLAT which is sure to appeal to a variety of discerning purchasers including first time buyers due to its convenient locale and close proximity to all Town Centre amenities including both road and rail transport links. The spacious accommodation on offer has excellent views of the River Clyde with the hills beyond.

Accommodation Comprising of Welcoming Reception Hallway with two storage cupboards, Karndean flooring throughout, Bright and Spacious Lounge with double glazed bay window to the front offering excellent views over the town towards the River Clyde, original cornicing.

Modern Fitted Dining Kitchen offering ample storage in the form of both base and wall mounted units with Gas Range Hob and Wall mounted Oven.

This property offers two good sized Bedrooms.

Shower Room with two piece vanity suite and shower cubicle, tiling throughout, Heated Towel Rail.

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

There is a communal rear garden with Drying Green.

Early viewing is highly recommended to appreciate the accommodation on offer.

Lounge
19'8" x 12'10" (6.00 x 3.92)



Dining Kitchen
16'9" x 9'4" (5.13 x 2.87)



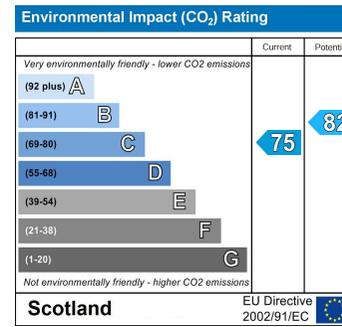
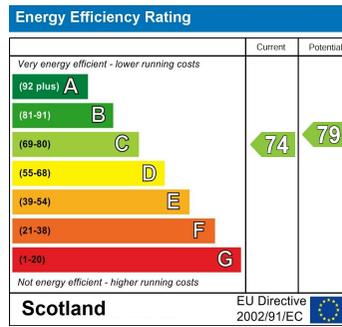
Bedroom 2
12'1" x 10'5" (3.69 x 3.20)



Bedroom 1
15'3" x 8'9" (4.67 x 2.69)



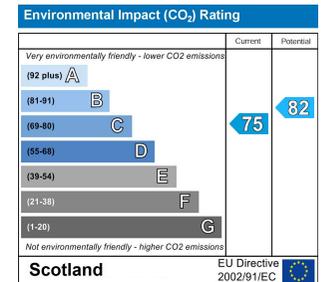
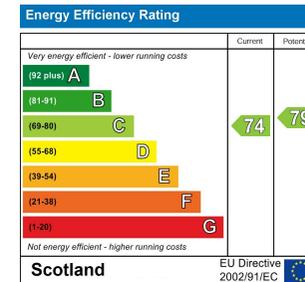
Bathroom
10'0" x 4'6" (3.05 x 1.38)



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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