



**9H, HIGHHOLM STREET, PORT
GLASGOW, PA14 5HG**



The logo for neillclerk ESTATE AGENTS features a stylized house icon to the left of the company name. The name 'neillclerk' is in a blue, lowercase sans-serif font, with 'neill' and 'clerk' separated by a vertical line. Below the name, 'ESTATE AGENTS' is written in a smaller, uppercase sans-serif font. The entire logo is set against a light blue background within a white-bordered box.



Description

This is a rare opportunity to purchase a three bedroom DUPLEX TOP FLOOR AND ATTIC FLAT set over two levels which lies within a cul de sac lying convenient for the Town Centre and all its amenities / shopping facilities including the retail park nearby. The flat is also close to the railway station offering a frequent service to Glasgow which is ideal for commuters.

The interior features a stylish upgraded kitchen and bathroom. There is period style detailing including ornate cornicing and ceiling rose. Specification includes: double glazing and gas central heating. There is a communal rear drying green.

Apartments comprise: Entrance Hallway by timber door with walk in cupboard which has a hatch leading to loft store. The front facing Lounge has a bay window formation and enjoys views beyond surrounding properties towards the River Clyde and hills in the distance. The spacious rear facing Kitchen features quality white high gloss units, display cases, island unit and solid granite work surfaces. Appliances include: stainless steel chimney extractor hood, five ring gas hob and electric oven.

There is a double sized Bedroom on this floor which could also be used as a dining room. The Bathroom benefits from two rear facing windows and offers a three piece suite comprising: vanity wash hand basin, wc and shower bath with "Bristan" shower. Additional specification includes: wall/floor tiling, chrome style heated towel rail and storage recess.

Stairs lead to the Upper Landing with "Velux" window. There are two further double sized Bedrooms with "Velux" windows on this floor.

Inspection is advised for this generous sized home set over two levels.
EPC = D

Measurements

Hallway

Lounge
5.08m x 3.84m (16'8 x 12'7)

Kitchen
3.18m x 4.06m (10'5 x 13'4)

Bedroom 1 / Dining Room
4.34m x 3.28m (14'3 x 10'9)

Bathroom

Upper Landing

Bedroom 2
3.23m x 5.28m (10'7 x 17'4)

Bedroom 3
3.76m x 5.28m (12'4 x 17'4)



Floorplans are indicative only - not to scale
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Agents Notes:

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