

20, SILVER BIRCH WYND, PORT GLASGOW, PA14 6QY

neillclerk
ESTATE AGENTS









Description

Set within a desirable cul de sac location within the Castlebank Estate this well presented four bedroom DETACHED VILLA built by Muir Homes is a perfect home for families. The enclosed landscaped rear garden backs onto the countryside and features a paved patio next to the house, additional lawned plot, raised beds plus feature decked area with glazed balustrade and pergola.

The monoblock driveway providing off street parking for two cars and leads to the garage with light and power installed. Specification includes: gas central heating and double glazing. Close to the A8/M8 corridor which is ideal for commuters.

Accommodation comprises: Double glazed door leads to the Hallway. There is a front facing Lounge with inbuilt cupboard. There is a generous sized, quality fitted Dining Kitchen with grey units and concrete style work surfaces which is an ideal space for family living. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, integrated dishwasher and fridge/freezer. Sliding patio doors from the dining area lead to the garden. The Utility Room features fitted units and double glazed door to the garden. There is a downstairs WC compartment with two piece suite.

Stairs lead to the Upper Landing with hatch to the loft. The front facing Master Bedroom with fitted wardrobe offers partial views beyond trees towards the River Clyde and hills. There is an Ensuite Shower Room with three piece suite. There are three further double sized Bedrooms. Bedrooms two and three also have wardrobe or cupboard storage. The 2nd bedroom features a double glazed door leading to a front facing balcony which is an ideal space for relaxing after work on a sunny evening.

The family Bathroom offers four piece suite including: wash hand basin, wc, bath and shower cubicle with chrome style shower. Additional features: heated towel rail and partial wall tiling.

Immediate viewing essential for this impressive four bedroom family home. EPC=B.

Measurements

Hallway

Lounge
4.72m x 3.15m (15'6 x 10'4)

Dining Kitchen
3.23m x 5.28m (10'7 x 17'4)

Utility Room
1.78m x 1.55m (5'10 x 5'1)

Master Bedroom
4.09m x 3.15m (13'5 x 10'4)

Ensuite Shower Room

Bedroom 2
4.09m x 2.84m (13'5 x 9'4)

Bedroom 3
3.30m x 2.51m (10'10 x 8'3)

Bedroom 4
2.95m x 2.64m (9'8 x 8'8)

Bathroom



TOTAL: 1049 sq. ft, 98 m2
1st floor: 451 sq. ft, 42 m2, 2nd floor: 598 sq. ft, 56 m2
EXCLUDED AREAS: STORAGE: 64 sq. ft, 6 m2, GARAGE: 176 sq. ft, 16 m2, UTILITY: 30 sq. ft, 3 m2, PORCH: 28 sq. ft, 3 m2, BALCONY: 41 sq. ft, 4 m2, WALLS: 119 sq. ft, 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.












NOT YOUR
ON YOUR
FIRST






TOYS
ANIMALS
DUPLO
VEHICLES
PUZZLES
TOYS


Ollie









Agents Notes:
These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Find all our properties at: rightmove Zoopla OnTheMarket.com s1homes.com

The next step..

To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?
Call 01475 888400 to book your free market appraisal.

Require a solicitor?
Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:

60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY
t: 01475 888400
e: sales@neillclerk.co.uk
w: www.neillclerk.co.uk

neillclerk ESTATE AGENTS