



*Brian Harkins  
Estate Agents*

*SCHOOL COURT JEAN STREET, PORT GLASGOW, PA14 5HP*

*OFFERS OVER £67,500*

*C/TAX BAND: A*

*2 BEDROOM FLAT*

*EPC BAND:C*

This well-presented two-bedroom first-floor flat is part of a popular refurbished development. It's in an excellent spot for commuters, with easy access to major motorways and a local train station just 100 yards away offering direct links to Glasgow. School Court is also close to Port Glasgow Town Centre and all its amenities.

The property comes with allocated parking and a secure entry system. Inside, you'll find a bright entrance hallway with two storage cupboards, a stylish lounge with double front windows and laminate flooring throughout, and a modern open-plan kitchen with ample floor and wall units.

There are two spacious bedrooms, one with fitted wardrobes, and a bathroom with a white two-piece suite and separate shower cubicle.

The home features fresh neutral decor, double glazing, and electric heating, plus communal gardens around the property.

Early viewing is essential to fully appreciate this accommodation and locale that is on offer.

### **Lounge**

*15'1" x 11'5" (4.62 x 3.48)*



### **Kitchen**

*8'5" x 5'7" (2.58 x 1.71)*



### **Bedroom 1**

*13'1" x 6'10" (4.00 x 2.09)*



### **Bedroom 2**

*9'8" x 9'2" (2.96 x 2.81)*



### **Bathroom**

*9'6" x 5'6" (2.92 x 1.68)*



### **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.



