



*Brian Harkins
Estate Agents*

9 DUBBS ROAD, PORT GLASGOW, PA14 5YR

OFFERS OVER £53,000

C/TAX BAND: A

1 BEDROOM FLAT

EPC BAND: C

This GROUND FLOOR FLAT is present to the market in excellent condition. Convenient for local transport links and amenities, would suit a variety of buyers within a popular residential area of Port Glasgow.

The accommodation comprise of Entrance Hallway with large walk in storage cupboard. Bright and Stylish Lounge with large window to the rear of the property, Laminate flooring throughout. Fitted Kitchen with ample storage in the form of base mounted units, Electric Hob and Oven, Extractor Hood.

Double bedroom with window to rear, Laminate flooring throughout.

Bathroom with two piece white vanity suite and separate walk in shower cubical, Tiling throughout.

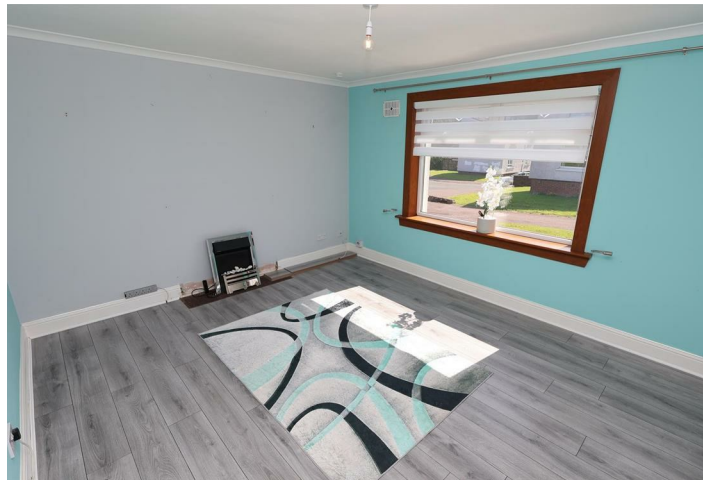
There is an extensive communal resident car parking located at the side of the property. Also there is a communal Drying area.

The specification of this property includes Gas Central Heating and Double Glazing. Security Door Entry System.

COUNCIL TAX BAND A

Early viewing is highly recommended to fully appreciate both the property and the locale on offer.

Lounge
11'2" x 13'5" (3.41 x 4.10)



Kitchen
5'2" x 10'7" (1.60 x 3.23)



Bedroom
14'5" x 8'0" (4.40 x 2.45)



Bathroom
5'1" x 5'7" (1.55 x 1.71)



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.

