



*Brian Harkins  
Estate Agents*

*65 MUIRDYKES AVENUE, PORT GLASGOW, PA14 5XY*

*OFFERS IN EXCESS OF £148,000*

*C/TAX BAND: A*

*3 BEDROOM HOUSE - MID TERRACE*

*EPC BAND:C*

This charming split level MID TERRACED VILLA is stylish and generously proportioned over three levels. The property benefits from tasteful whilst neutral decor throughout making it walk in condition for a potential buyer. A perfect family home located in the Devol area of Port Glasgow and close to local schools and shopping precinct.

The property comprises of a Welcoming Reception Hallway with access to a beautifully Fitted Showroom including grey gloss double vanity, walk-in shower and towel heater. On this level you will also find one of the three generously sized bedrooms with front facing window.

On the upper level there is a Bright and Spacious Lounge with feature Double window formation and Skylight window providing plenty of natural light, Laminate Flooring throughout. There is also Double Bedroom looking on to rear garden.

On the lower level you will find the highlight of the home, which is the modern high gloss white breakfasting kitchen, which is both stylish and practical, providing a welcoming area for family or friends to gather. It offers integrated appliances of fridge/freezer, oven microwave and electric hob with extractor hood. Another rear-facing bedroom is located on this floor, and you can also access the back garden from this level.

The split-level design of the house enhances its appeal. The low maintenance front and rear gardens provide relaxing outdoor spaces to enjoy.

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

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

### **Lounge**

*15'1" x 13'10" (4.60 x 4.23)*



### **Dining Kitchen**

*13'10" x 8'8" (4.22 x 2.65)*



### **Bedroom 1**

*13'11" x 8'11" (4.25 x 2.72)*



### **Bedroom 2**

*13'9" x 8'9" (4.20 x 2.67)*



### **Bedroom 3**

*9'6" x 8'9" (2.92 x 2.67)*



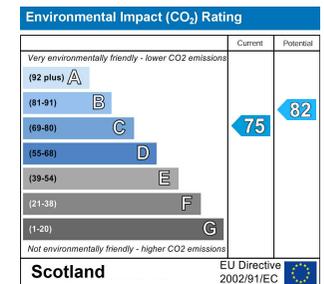
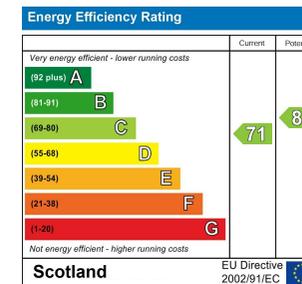
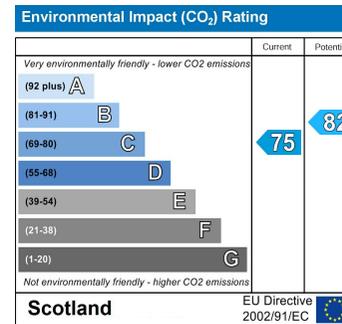
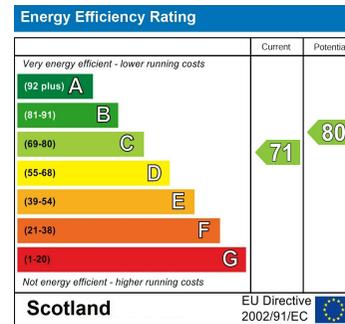
**Shower room**  
9'4" x 5'5" (2.87 x 1.66)



**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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