

*Brian Harkins
Estate Agents*



44 PENTLAND AVENUE, PORT GLASGOW, PA14 6LF

OFFERS OVER £128,000

C/TAX BAND: A

3 BEDROOM HOUSE - END TERRACE

EPC BAND: C

An END TERRACED VILLA offering family accommodation over two levels and sits on an extensive corner plot within a popular residential district of Port Glasgow. Enclosed Garden grounds to front and rear.

Accommodation on offer comprises of Entrance Vestibule with storage, Welcoming Reception Hallway with large storage cupboard. Bright and Spacious Dining Lounge with windows to front and French doors to rear.

Breakfasting Kitchen with ample storage in wooden effect floor mounted units, Electric Hob and oven, access to rear garden.

On the upper level there are three good sized Double Bedrooms, two to the rear and one to the front of the property.

Family Bathroom with two piece vanity suite and separate walk in shower cubical, wetwall around shower area. Loft access.

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

There are extensive garden grounds to the front, side and rear of property with the front being laid mainly to lawn with Monoblock path, Rear with Drying Green and Decking Patio, stone chipping terrace.

Immediate inspection is essential for this outstanding sized family accommodation and the locale that is on offer.

Lounge
21'3" x 12'3" (6.50 x 3.75)



Kitchen
13'4" x 10'5" (4.07 x 3.18)



Bedroom 2
12'3" x 10'4" (3.75 x 3.16)



Bedroom 1
12'3" x 10'5" (3.75 x 3.18)



Bedroom 3
11'2" x 10'4" (3.42 x 3.17)



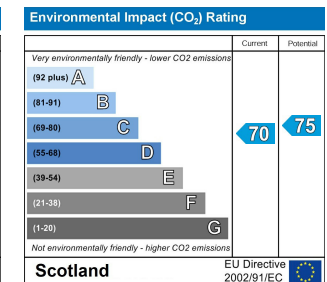
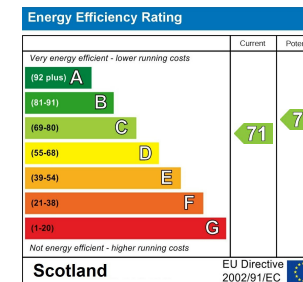
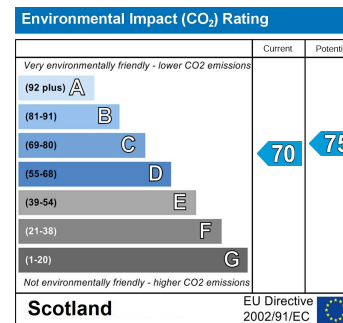
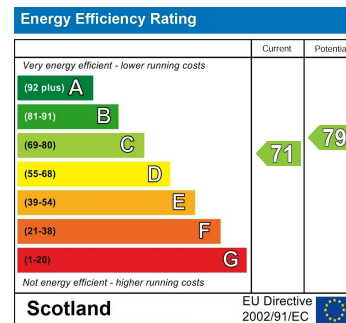
Bathroom
10'3" x 4'7" (3.13 x 1.40)



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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