



*Brian Harkins
Estate Agents*

8 BOGLESTONE AVENUE, PORT GLASGOW, PA14 5TJ

OFFERS OVER £88,000

C/TAX BAND: A

3 BEDROOM APARTMENT

EPC BAND: C

Brian Harkins Estate Agents present this UPPER QUARTER VILLA which is set in a sought after location close to all local amenities, public transport and popular primary and secondary schooling. Offering good family accommodation with private gardens to both front and rear of property. Driveway and Garage.

The accommodation comprises of Entrance Stairwell, Welcoming Reception Hallway with two large storage cupboards, Bright and Spacious Lounge with a feature window to rear and feature fireplace. Fitted Kitchen with ample storage in the form of floor and wall mounted units.

There are three good sized Double Bedrooms two with built in storage cupboards.

Family fitted Bathroom comprises of a two piece white bathroom suite and separate shower cubicle Wood paneling throughout.

The specification of this family home includes Double-Glazing and Gas Central Heating.

There are Extensive garden grounds located at the side laid and rear mainly with lawn with Driveway and Garage. Drying Green to the rear of the property .

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

Lounge
15'5" x 11'10" (4.70m x 3.61m)



Kitchen
9'10" x 8'8" (3.00m x 2.66m)



Bedroom 1 / Dining Room
14'6" x 10'0" (4.43m x 3.05m)



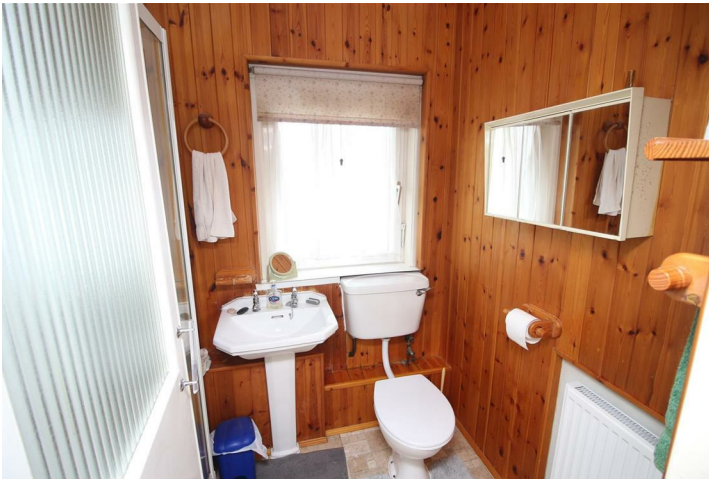
Bedroom 2
11'5" x 10'2" (3.50m x 3.10m)



Bedroom 3
13'0" x 10'2" (3.97m x 3.10m)



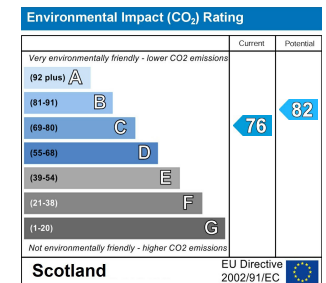
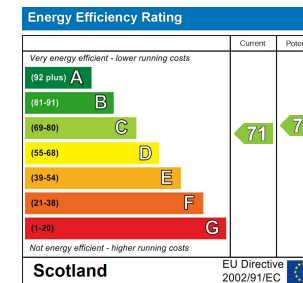
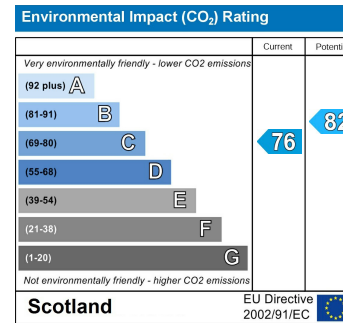
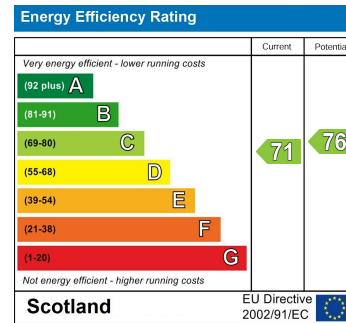
Bathroom
6'11" x 5'3" (2.11m x 1.62m)



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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