6 MARKINCH ROAD, PORT GLASGOW, PA14 6JQ

OFFERS OVER £53,000

C/TAX BAND: A

1 BEDROOM FLAT - PURPOSE BUILT

EPC BAND:D

This Beautifully presented one bedroom FIRST FLOOR FLAT is located in the much sought after residential development in Port Glasgow. Ideal accommodation for a variety of purchasers with local amenities and transport links close at hand. Communal rear Garden grounds.

Apartment comprising Entrance Hallway with large storage walk in cupboard/home office, laminate flooring throughout. Bright and Stylish Lounge with large window to the front of accommodation, Laminate flooring throughout. Fitted Kitchen with ample storage in the form of floor and wall mounted units, electric oven & hob, Stainless steel chimney extractor , laminate flooring throughout.

Double Bedroom with window to front of property with fitted mirrored wardrobes.

Fitted Bathroom with three piece white suite with over bath wall mounted Electric shower and screen, wet wall panels throughout.

Enclosed rear shared Garden.

The specification of this property includes Gas Central Heating, Double Glazing and Secure Door Entry.

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

Lounge
14'0" x 11'8" (4.27 x 3.58)

Kitchen
13'6" x 5'7" (4.13 x 1.71)

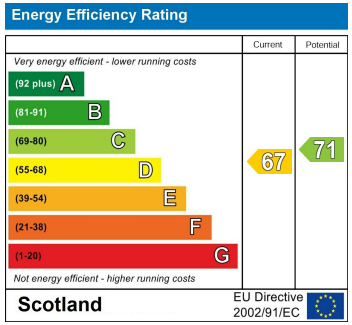
Bathroom
5'6" x 6'0" (1.70 x 1.85)

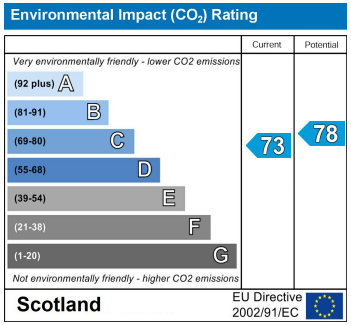
Bedroom
15'1" x 8'7" (4.60 x 2.64)

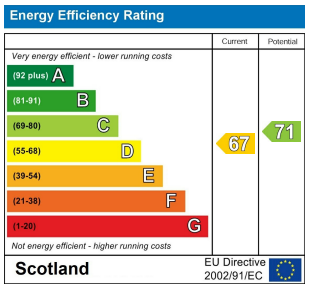
IMPORTANT NOTE TO PURCHASERS:
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

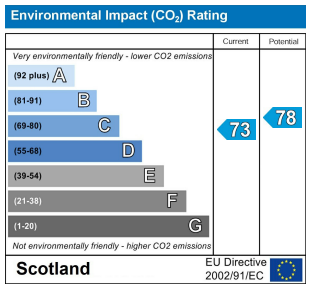
We endeavour to make our sales particulars accurate and

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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