



TOP FLOOR FLAT offering great accommodation. GCH/DG. Secured entry. Communal drying area together with allocated plot. Private & communal cellar. Hallway, lounge, kitchen, two bedrooms & shower room.

2/2, 49 GLASGOW ROAD, PORT GLASGOW, PA14 6RS

OFFERS OVER: £47,000

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TOP FLOOR FLAT offering great accommodation. Gas central heating and double glazing throughout. Secured entry. Communal drying area together with allocated plot. Private & communal cellar.

Welcoming hallway giving access to all accommodation. The lounge is located to the front of the property, modern décor offering good sized living area with bay window and gas fire and surround. Fitted kitchen to the rear hosting a variety of wall and base units offering ample work and storage space. Storage cupboard. Tiled splashback. Appliances include integrated hob, oven and extractor hood.

The property benefits from two bedrooms. Both bedrooms are located to the front with bedroom one having the added benefit of fitted bedroom furniture.

Fully tiled shower room located to the rear hosting w.c, wash hand basin and shower cubicle.

Early viewing of this property is highly recommended.

Situated within 10 minutes' walk from Port Glasgow Town Centre which offers local shopping to cater for everyday needs together with Tesco Extra, again only a short distance away. Port Glasgow offers schooling for both primary and secondary pupils together with frequent local transport including direct rail link to Glasgow City Centre. Leisure facilities can be found in Port Glasgow which include local swimming pool, gym and golf course. Greenock is located 5 minutes from your doorstep by car.

ACCOMMODATION

Hallway - 4.10m(13'4")x2.30m(7'5")approx. longest and widest points

Lounge – 5.96m(19'6")x3.39m(11'1")approx.

Kitchen – 3.98m(13'1")x2.70m(8'9")approx.

Bedroom one – 3.63m(11'9")x4.82(15'8")approx. excluding fitted furniture

Bedroom two – 3.56m(11'7")x2.70m(8'9")approx. widest point

Bathroom – 1.85m(6'1")x1.68m(5'2")approx.

The agent has Not tested any apparatus, equipment, fixture Or services And cannot verify that they are In working order Or fit For their purpose, neither has the agent checked the legal documents To verify the tenure Of the Property. The prospective purchasers are advised To obtain verification from their Solicitor Or Surveyor. The above particulars whilst carefully prepared are Not warranted And Do Not form part Of any contract Of sale. Interested parties should have their own solicitor note their interest With the selling agents In order that they may be informed If a closing Date Is Set For the receipt Of offers. The sellers Do Not bind themselves To accept the highest Or any offer.

SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Linda Swan on 01475 788246 Or Harry Gray On 01475 558420.