



The opportunity has arisen to purchase this END OF TERRACE VILLA located in a sought after area of Port Glasgow providing great family accommodation. Private gardens. Gas central heating and double glazing throughout.

2 WESTFIELD ROAD, PORT GLASGOW PA14 6BZ

Offers Over: £90,000

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Entrance hall with good storage area under the stairs where the boiler is housed. Good-sized family lounge to the front of the property with windows to the front and rear of the room providing a natural bright light. Kitchen can be accessed from the hallway or to the rear of the lounge and contains an integrated gas hob and electric oven together with a variety of wall and floor units providing ample work and storage space. Access to the spacious rear gardens is given from the kitchen.

Carpeted stairwell to upper level. Bathroom hosting w.c., wash hand basin and bath tub with electric shower over.

The property benefits from two good-sized double bedrooms with bedroom one to the front of the property hosting two large storage cupboards with the largest of the two having the potential to become an en-suite. Bedroom two is to the rear with storage.

Locally there is an excellent provision of transport links and regular bus service. There are also local Primary and Secondary Schools close by.

ACCOMMODATION

Lounge:- 7.16m(23'4")x3.01m(9'8")approx
Kitchen:- 3.17m(10'4")x2.31m(7'5")approx
Bathroom:- 1.75m(5'7")x1.59m(5'2")approx
Bedroom one:- 3.87m(12'6")x2.99m(9'8")approx
Bedroom two:- 3.34m(10'9")x2.91m(9'5")approx

VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

ENTRY

Negotiable

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.