



UPPER QUARTER FLAT providing great family accommodation. Beautiful views towards the River Clyde. Private front and rear gardens. Spacious driveway. Hall, lounge, kitchen, three double bedrooms and shower room.

**3 BRIDGE ROAD, PORT GLASGOW PA14 5SY**

**Offers Over: £80,000**

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UPPER QUARTER FLAT providing great family accommodation. Private front and rear gardens. Spacious driveway. Hall, lounge, kitchen, three double bedrooms and shower room.

Entrance with stairwell hosting large storage area at the top. Entrance hallway giving access to all accommodation. Storage cupboard. Lounge to the rear of the property providing a good family living space with large window providing the room with a natural light. Kitchen consisting of integrated gas hob with hood over and integrated oven and grill. Variety of wall and floor units providing ample work and storage space.

Shower room/wet room hosting w.c., wash hand basin and shower with white sparkle wet wall throughout.

The property benefits from three double bedrooms with bedrooms one and two hosting storage. The third bedroom has not been photographed as it is currently being used for storage purposes.

### ACCOMMODATION

Lounge:- 3.47m(11'3")x4.61m(15'1")approx  
Kitchen:- 2.17m(7'1")x2.96m(9'7")approx  
Bedroom one:- 4.31m(14'1")x2.96m(9'7")approx  
Bedroom two:- 3.43m(11'2")x2.58m(8'4")approx  
Bedroom three:- 2.94m(9'6")x3.34m(10'9")approx  
Wet room/shower room:- 2.00m(6'5")x1.55m(5'0")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.