



SEMI-DETACHED VILLA providing wonderful family accommodation. Fabulous views towards The Firth of Clyde. Private gardens.  
Gas central heating and double glazing throughout.

**3 DUNCAN ROAD, PORT GLASGOW PA14 5LB**

**Offers Over: £125,000**

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Welcoming hallway with storage area under the stairwell. Spacious family lounge to the front of the property with a large window providing picturesque views towards The Firth of Clyde and giving the room a lovely natural light. Fitted kitchen to the rear hosting a variety of wall and floor units providing ample work and storage space. Integrated gas hob, electric oven and grill. Rear porch area hosting good-sized storage cupboard. Access to the rear gardens. Shower room consisting of w.c., wash hand basin, shower cubicle and heated chrome towel rail.

Carpeted stairwell leading to upper level with storage hatch housing boiler. Loft access. The property benefits from three good-sized double bedrooms. Bedroom one is located to the front of the property hosting built-in storage and provides beautiful views. Bedrooms two and three are located to the rear and both provide storage.

Locally there is an excellent provision of transport links. Local schooling is also nearby. Port Glasgow Town Centre and Retail Park are also just a short drive away.

### ACCOMMODATION

Lounge:- 4.49m(14'7")x3.68m(12'0")approx

Kitchen:- 2.59m(8'4")x3.25m(10'6")approx

Shower room:- 1.86m(6'1")x1.53m(5'0")approx

Bedroom one:- 4.00m(13'1")x2.73m(8'9")approx

Bedroom two:- 3.56m(11'6")x2.77m(9'0")approx

Bedroom three:- 3.61m(11'8")x2.75m(8'6")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.