



Fabulous TERRACED VILLA providing excellent family accommodation with breathtaking views towards The Firth of Clyde.  
Sought after area. Private gardens. Gas central heating and double glazing throughout.

**85 CARDROSS AVENUE, PORT GLASGOW PA14 5SE**

**Offers Over: £115,000**

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Welcoming entrance hallway giving access to all accommodation. Spacious family lounge to the front of the property with a large window providing exquisite views and giving the room a bright natural light. Fitted dining kitchen to the rear hosting a variety of wall and floor units providing ample work and storage space. The integrated appliances include the electric hob with extractor hood over, fan oven, grill and dishwasher. Storage cupboard. Door to rear gardens.

Carpeted stairwell leading to upper level with storage cupboard housing the boiler. The property benefits from three good-sized bedrooms. Bedrooms one and two are double rooms both located to the front of the house providing beautiful views of the surrounding area with bedroom one consisting of built-in wardrobes. Bedroom three is a single room located to the rear comprising storage. Loft access is given in bedroom two.

Shower room consisting of w.c., wash hand basin and adapted shower area.

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:- 5.59m(18'3")x3.40m(11'1")approx  
Kitchen:- 4.43m(14'5")x2.70m(8'8")approx  
Shower room:- 1.98m(6'4")x1.77m(5'8")approx  
Bedroom one:- 3.75m(12'3")x3.09m(10'1")approx  
Bedroom two:- 3.40m(11'1")x2.79m(9'1")approx  
Bedroom three:- 2.72m(8'9")x1.98m(6'4")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.