



**BLAIR &  
BRYDEN**



Offering good-sized family accommodation over two levels this MID-TERRACED VILLA is situated in a popular area of Port Glasgow. Storage heating and double glazing throughout. Private gardens. Two cellars.

**52 MALLAIG ROAD, PORT GLASGOW PA14 5YH**

**Offers Over: £75,000**

Branch: 4 Cathcart Square  
Greenock, PA15 2BS  
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Entrance hallway with two storage cupboards. The lounge runs from the front to the rear of the property offering a spacious living area. Windows providing natural sunlight throughout. Storage cupboard. Fitted kitchen hosting a variety of wall and floor units providing ample work and storage space. The integrated appliances include the electric hob with hood over, fan oven and grill. Door leading to rear gardens.

Carpeted stairwell leading to the upper level. Loft access and storage cupboards. There are two good-sized double bedrooms on this level both located to the rear with bedroom one comprising a storage cupboard.

Bathroom hosting w.c., wash hand basin and bath with shower over.

Internal viewing of the property is recommended.

Port Glasgow offers local shopping to cater to everyday needs together with Tesco Extra and retail park. Schooling for both primary and secondary pupils together with frequent local transport including a direct rail link to Glasgow City Centre. Leisure facilities can be found in Port Glasgow which includes a local swimming pool, gym and golf course. Greenock is located 10 minutes from your doorstep by car.

### ACCOMMODATION

Lounge:- 5.37m(17'6")x3.27m(10'7")approx

Kitchen:- 3.76m(12'3")x2.64m(8'6")approx

Bedroom one:- 3.61m(11'8")x3.59m(11'7")approx

Bedroom two:- 3.51m(11'5")x3.48m(11'4")approx

Bathroom:- 2.16m(7'0")x1.83m(6'0")approx

### VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420

### 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.