



BestMove is delighted to bring to the market this DETACHED VILLA located in a sought after area in Langbank and offering excellent family accommodation. Driveway and garage. Private gardens. Gas central heating and double glazing throughout.

**84 MIDDLEPENNY ROAD, PORT GLASGOW PA14 6XF**

**Offers Over: £280,000**

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Welcoming entrance vestibule featuring w.c. with accompanying wash hand basin. Hallway giving access to all accommodation and comprising storage under the stairwell. Lounge to the front of the property offering a good-sized family living space hosting doors which lead to the sitting area consisting of a large window with sliding door giving access to the rear gardens. Fitted kitchen comprising a variety of wall and base units providing ample work and storage space. The integrated appliances include the gas hob, oven, grill, and dishwasher. Boiler housed in kitchen. Doors leading to the peaceful and bright conservatory which is the perfect space to relax and bask in the warmth of the sunshine. Door leading to rear gardens.

Carpeted stairwell to upper level with loft access and storage cupboard. The property benefits from three bedrooms all of which comprise storage. Bedrooms one and two are great-sized double rooms and bedroom three is a single.

Family bathroom hosting a w.c., wash hand basin and bath with overhead shower.

Early viewing of the property is recommended to appreciate wonderful accommodation on offer.

The small rural village of Langbank is ideally situated for a quick commute to Glasgow (20 minutes), Glasgow Airport and Greenock with easy access to the M8 and with a railway station within the village. Langbank is well served by excellent local amenities including primary school, community centre and a popular bar/restaurant on the Main Road.

### ACCOMMODATION

#### Ground Floor

Lounge:- 4.64m(15'2")x3.82m(12'5")approx  
Sitting area:- 3.33m(10'9")x3.00m(9'8")approx  
Kitchen:- 3.32(10'8")x2.73m(8'9")approx  
Conservatory:- 4.11m(13'4")x2.69m(8'8")approx  
W.C.:- 1.64m(5'3")x1.07m(3'5")approx.

#### First Floor

Bedroom one:- 4.45m(14'5")x3.27m(10'7")approx  
Bedroom two:- 3.00m(9'8")x2.83m(9'2")approx  
Bedroom three:- 3.03m(9'9")x2.46m(8'0")approx  
Bathroom:- 1.94m(6'3")x1.69m(5'5")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.