



The opportunity has arisen to purchase this END OF TERRACE VILLA offering excellent accommodation and is a fantastic family home. Private front and rear gardens. Gas central heating and double glazing throughout.

64 PENTLAND AVENUE, PORT GLASGOW PA14 9NP

Offers Over: £100,000

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Entrance porch with storage leading to hallway which gives access to all accommodation and comprises multiple storage cupboards. Sizeable lounge to the front of the property providing a great living space hosting large windows to the front and rear of the room giving natural light. The kitchen can be accessed from the hallway or lounge and consists of a variety of wall and base units providing ample work and storage space. The integrated appliances are the fridge-freezer and washing machine. Boiler housed. Door to the substantial rear gardens.

Carpeted stairwell leading to upper level with loft entry.

The property benefits from three good-sized double bedrooms with the third bedroom featuring a storage cupboard.

Shower room hosting w.c., wash hand basin with vanity unit and walk-in shower cubicle.

Locally there is an excellent provision of transport links and regular bus service. Shopping and leisure facilities are nearby also.

ACCOMMODATION

Lounge - 6.50m(21'3")x3.75m(12'3")approx.

Kitchen - 4.07m(13'3")x3.18m(10'4")approx.

Bedroom one - 3.75m(12'3")x3.18m(10'4")approx.

Bedroom two - 3.75m(12'3")x3.16m(10'3")approx.

Bedroom three - 3.42m(11'2")x3.17m(10'4")approx.

Shower room - 3.13m(10'2")x1.40m(4'5")approx.

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.