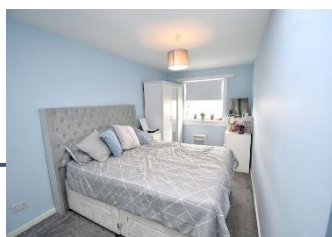




**BLAIR &  
BRYDEN**



Seldom available END OF TERRACED VILLA offering fabulous family accommodation located in a quiet yet sought after area of Port Glasgow. Gas central heating and double glazing throughout. Private gardens to front and rear.

**155 MARLOCH AVENUE, PORT GLASGOW PA14 6LN**

**Offers Over: £127,000**

Branch: 4 Cathcart Square  
Greenock, PA15 2BS  
Tel: 01475 558420  
Email: [ggurney@blair-bryden.co.uk](mailto:ggurney@blair-bryden.co.uk)



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Entrance porch with storage cupboard leading to the welcoming hallway that gives access to all accommodation. Storage under stairwell where the boiler is housed. The lounge is a great-sized family room to the front with large window providing a bright living space and tastefully decorated. Fitted kitchen to rear featuring a variety of wall and floor units providing ample work and storage space. The integrated appliances included are the gas hob with hood over, oven, grill, microwave and fridge-freezer. Door to rear gardens. There is also a beautifully presented dining room located to the rear, accessed via the lounge or kitchen.

Carpeted stairwell to upper level. Loft access.

The property benefits from three generously sized double bedrooms all of which contain storage.

Bathroom with "wet wall" finish hosting w.c., vanity basin set and bath with overhead shower.

Early viewing is advised to appreciate the wonderful accommodation on offer.

Situated close to local shopping facilities for every day needs. Both Primary and Secondary schooling are close to hand. Local buses running frequently to surrounding areas including road and rail links to Glasgow City Centre.

### ACCOMODATION

Lounge - 4.13m(13'5")x3.51m(11'5")approx.

Kitchen - 2.95m(9'6")x2.42m(7'9")approx.

Dining room - 3.66m(12'0")x2.42m(7'9")approx.

### Upper level

Bedroom one - 4.83(15'8")x2.51m(8'2")approx.

Bedroom two - 3.88m(12'7")x2.88m(9'4")approx.

Bedroom three - 3.48m(11'4")x2.99m(9'8")approx

Bathroom - 1.96m(6'4")x1.81m(5'9")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.