



*Brian Harkins  
Estate Agents*

*4 COURT ROAD, PORT GLASGOW, PA14 5PR*

*OFFERS OVER £59,000*

*2 BEDROOM FLAT*

*EPC BAND:C*



This well presented TRADITIONAL FIRST FLOOR FLAT would suit a variety of purchasers including first time. A residential location lying in the heart of the Town Centre with local shops, amenities and transport facilities all close to hand.

The accommodation on offer extends to a Welcoming Reception Hallway with storage, Bright and Spacious Lounge with large window looking over the front of property and also to the rear. Fitted Kitchen with ample storage in the form of both base and wall mounted units, integrated fridge freezer, electric oven hob and cooker. Two good size Double Bedrooms with built in storage cupboards. Bathroom comprising of three piece white suite, over bath wall mounted Electric shower, tiling throughout.

The specification of this property includes Electric Heating and Double Glazing.

There is a communal Terrace area to the rear of the property with Drying rota.

Early viewing is highly recommended to appreciate the accommodation and locale on offer.

### **Lounge**

*22'9" x 10'1" (6.94 x 3.09)*



### **Kitchen**

*10'0" x 7'1" (3.06 x 2.18)*



### **Bedroom 1**

*11'7" x 10'0" (3.55 x 3.06)*



### **Bedroom 2**

*11'9" x 10'0" (3.59 x 3.06)*



### **Bathroom**

*6'4" x 6'2" (1.95 x 1.90)*



### **IMPORTANT NOTE TO PURCHASERS:**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a

guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





