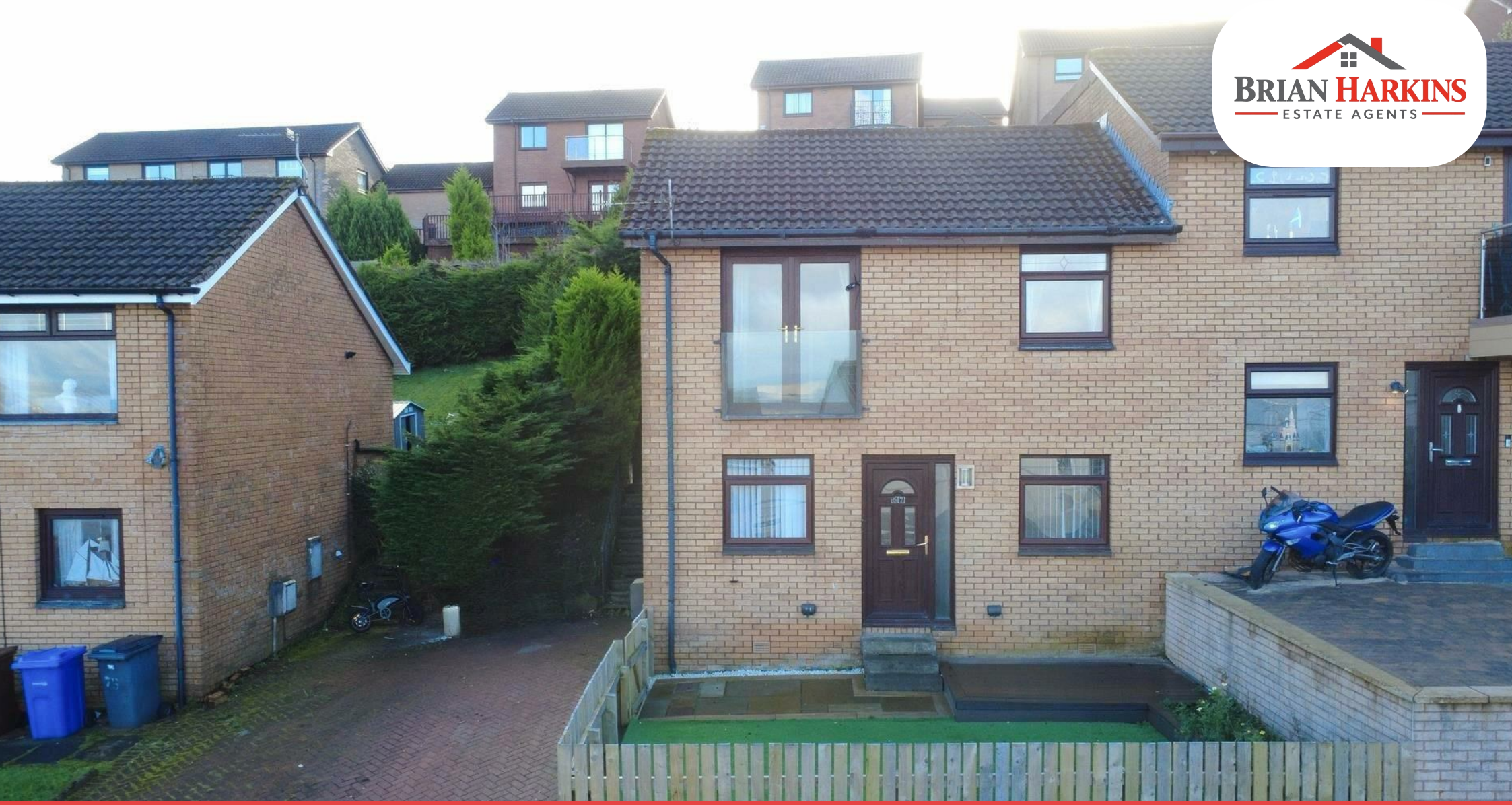


67 DOUGLIEHILL TERRACE, PORT GLASGOW, PA14 5DD

OFFERS OVER £113,000 *C/TAX BAND: C*

2 BEDROOM HOUSE - SEMI-DETACHED *EPC*

A most distinctive and stylish split- level SEMI DETACHED VILLA overlooking the town with glorious views over the River Clyde and estuary. This property would be an ideal family accommodation. The position of the property within this ever-popular residential development of Dougliehill is such that it commands fantastic river views.

The accommodation on offer is over three levels comprising of a Welcoming Entrance Hallway with Laminate flooring throughout. Two good sized Double Bedrooms are found on this level, to the front of the property with views over the River Clyde, one with fitted mirrored wardrobes, both with Laminate flooring throughout. Carpeted stairwell leading to level two giving access to Modern fitted Breakfasting Kitchen with ample storage in the form of floor and wall mounted units, Gas hob, wall mounted Electric oven, stainless steel chimney Extractor.
Office / Study with laminate flooring throughout, can be accessed from hallway or kitchen

Shower Room with shower cubical, two piece white vanity suite, wet walling panels throughout,

Carpeted stairwell leading to top level which hosts Large Dining Lounge with Panoramic views over the Firth of Clyde and beyond from the windows, Double French doors and Juliet Balcony, laminate flooring throughout.

Driveway can be found to the side of the property leading to rear private gardens. The garden has decked tiered areas and rockery.

The enclosed front garden has Astro grass for easy maintenance with composite decking a slabbed patio area.

Internal viewing of this property is essential to appreciate the accommodation on offer.

Bedroom 1
8'0" x 12'0" (2.46m x 3.66m)



Bedroom 2
8'8" x 13'10" (2.65m x 4.24m)



Study / Office
8'0" x 8'6" (2.45m x 2.61m)



Breakfasting Kitchen
13'7" x 8'7" (4.15m x 2.63m)



Bathroom
7'8" x 4'4" (2.34m x 1.33m)

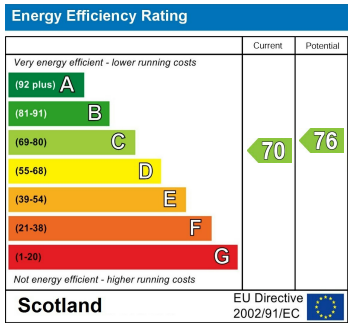


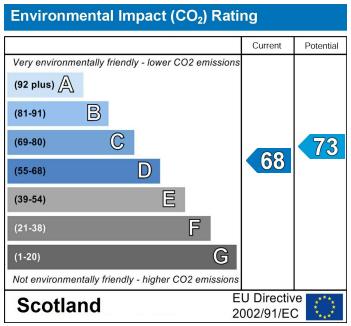
Lounge / Dining room
14'0" x 20'0" (4.28m x 6.12m)

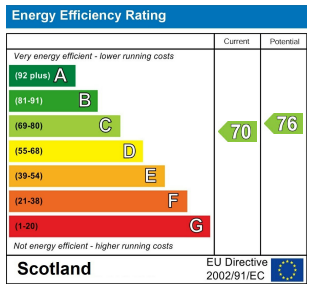


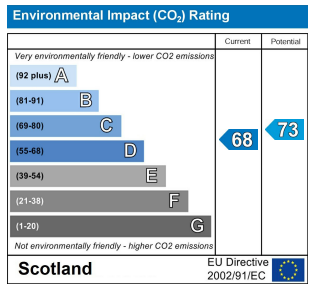
IMPORTANT NOTE TO PURCHASERS:
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

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.









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Brian Harkins
Estate Agents







