



*Brian Harkins  
Estate Agents*

*51 BROADSTONE AVENUE, PORT GLASGOW, PA14 5AT*

*OFFERS OVER £48,000*

*C/TAX BAND: A*

*3 BEDROOM FLAT*

*EPC BAND:C*

This beautifully maintained upper quarter villa comes to the market in modern condition, perfect for a wide range of buyers. It's conveniently located near a local retail park and a primary school, with the M8 motorway just a short drive away.

Comprising of Entrance Vestibule with stairs leading up to Reception Hallway with large storage cupboard. Bright and spacious Lounge with featuring large bay window and laminate flooring.

Fully fitted Dining Kitchen with ample storage in the form of both floor and wall mounted units.

There are three good sized Bedrooms, two with fitted wardrobes.

Family Bathroom with white three piece suite and over the bath wall mounted Electric shower, Tiling throughout.

The specification of this property includes Gas Central Heating and Double Glazing.

There are garden ground to the front, rear and side of this property laid mainly to lawn with a patio area at the side.

Early viewing is essential to fully appreciate this accommodation on offer.

### **Lounge**

*17'0" x 12'6" (5.19 x 3.82)*



### **Kitchen**

*11'8" x 10'0" (3.56 x 3.06)*



### **Bedroom**

*12'7" x 10'0" (3.84 x 3.05)*



### **Bedroom**

*10'11" x 9'4" (3.35 x 2.859)*



### **Bedroom**

*9'8" x 8'5" (2.96 x 2.59)*



**Bathroom**  
 7'1" x 4'7" (2.18 x 1.42)



**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.



