

7 HOLLYBUSH LANE, PORT GLASGOW, PA14 6QZ

OFFERS OVER £268,000

C/TAX BAND: E

4 BEDROOM HOUSE - MID TERRACE

EPC BAND:B

Located within this exclusive residential development built by Muir Homes, this wonderful MID TERRACED villa is presented for sale in walk-in condition. We are of the opinion that early internal inspection is imperative to appreciate the level of accommodation on offer.

The home comprises of entrance vestibule, reception hallway with WC and storage cupboard. The bright and spacious open plan lounge and dining area has patio doors leading out onto the rear garden, and a door leading through to the garage. Off the dining room is the modern fitted kitchen with integrated appliances and ample storage space.

The first floor comprises of four good sized bedrooms, two of the bedrooms benefit from fitted wardrobes, one has a storage cupboard and the master has the luxury on an en-Suite including a shower and vanity unit.

The specification of the property includes double glazed windows and gas central heating.

Externally the front of the property includes a monobloc driveway to the integral garage/utility room and private enclosed garden grounds to the rear.

Castlebank offers convenient transport links with instant access to the A8 dual carriageway. Glasgow Airport is approximately 12 miles away and the nearby railway station offers a direct service into Glasgow City centre. There are excellent educational facilities nearby from pre-school upwards, and private schooling is available at nearby Kilmacolm if desired.

Lounge/Diner
23'7" x 11'5" (7.20 x 3.50)



Kitchen
9'6" x 8'6" (2.90 x 2.60)



W C
6'10" x 2'11" (2.10 x 0.90)



En-suite
8'2" x 4'11" (2.50 x 1.50)



Master Bedroom
12'5" x 10'5" (3.80 x 3.20)



Bedroom 2
10'5" x 7'10" (3.20 x 2.40)



Bedroom 3
12'5" x 10'5" (3.80 x 3.20)



Bathroom
7'10" x 6'5" (2.40 x 1.97)

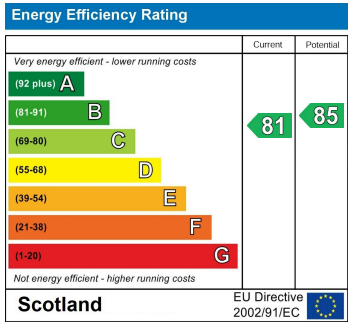


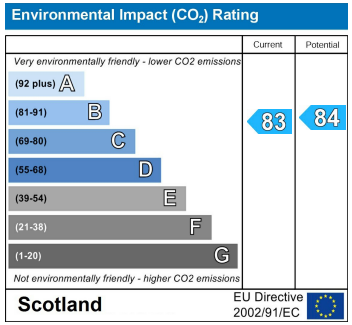
Bedroom 4
9'10" x 6'10" (3.00 x 2.10)

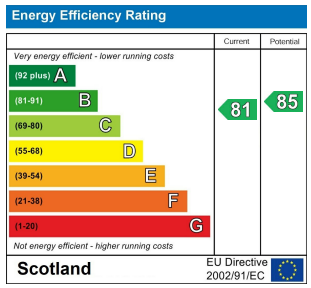


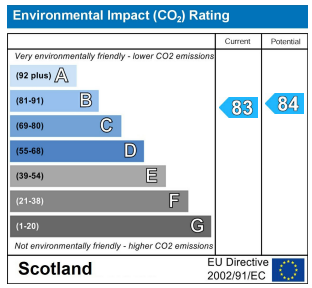
IMPORTANT NOTE TO PURCHASERS:
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

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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