

37 MONTROSE AVENUE, PORT GLASGOW, PA14 5YW

OFFERS OVER £123,000

C/TAX BAND: A

3 BEDROOM HOUSE - END TERRACE

EPC

Early viewing of this beautifully presented Three Bedroom END TERRACED VILLA is a must, nestled within a popular residential area of Port Glasgow. Perfect family accommodation close to local amenities, schooling and transport links.

Welcome Entrance Hallway provides access to a cloakroom toilet including white vanity and WC. There is a bright, spacious Lounge with a large rear facing window allowing plenty of natural light to flow through the room. Laminate flooring throughout. The living room has an exit via vestibule which gives access to the back garden.

The Modern Fitted Dining Kitchen is made up of ample wall and floor mounted units, includes extractor hood, two storage cupboards with front facing window.

Staircase from the hallway has under stair storage and leads up to three generous sized Bedrooms - two of which have fitted wardrobes.

Shower room with vanity unity, walk in shower and wet wall throughout.

Private garden to the rear with patio area and laid mainly to law .

The specification of this property includes Electric Heating and Double Glazing

Early viewing is highly recommended to not miss out on this beautiful home.

Lounge
17'3" x 10'11" (5.28 x 3.35)



Dining Kitchen
14'2" x 11'0" (4.33 x 3.37)



Bedroom 1
11'2" x 11'1" (3.41 x 3.39)



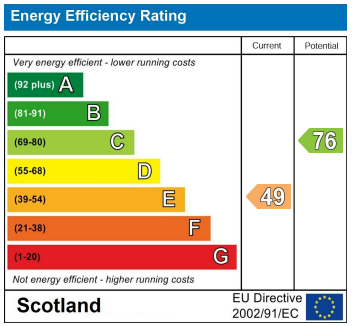
WC
5'7" x 2'0" (1.71 x 0.63)

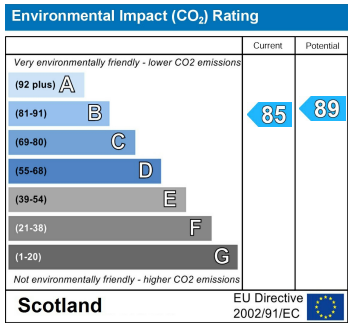


Bedroom 2
12'2" x 11'2" (3.73 x 3.41)









Bedroom 3

9'1" x 7'3" (2.77 x 2.21)



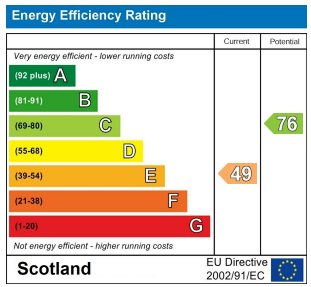
Bathroom

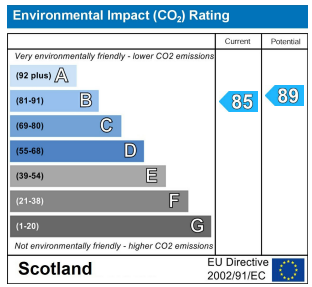
6'9" x 5'7" (2.08 x 1.72)

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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