



*Brian Harkins  
Estate Agents*

*96 ARRAN AVENUE, PORT GLASGOW, PA14 6BB*

*OFFERS IN EXCESS OF £123,000*

*C/TAX BAND: A*

*3 BEDROOM HOUSE - MID TERRACE*

*EPC BAND: C*

This charming mid-terraced villa is in a sought-after location and makes an ideal family home. The spacious interior is in excellent condition, having been upgraded by the current owners, and offers enclosed gardens to the front and rear with views of the River Clyde and surrounding hills.

Inside, a welcoming reception hallway with under-stairs storage leads to a bright lounge with a large bay window and laminate flooring throughout.

The fitted kitchen offers plenty of wall and floor units, a gas hob, electric oven, with access to the rear garden.

A double bedroom with built-in storage is also on the lower level. Upstairs, there are two well-sized double bedrooms, each with storage, and a family bathroom with a three-piece white vanity suite, mixer shower, wet wall panels, and heated towel rail.

Additional features include loft storage, gas central heating, and double glazing.

The front garden is mostly lawn, while the rear boasts a private decked patio, lawned drying green, and slabbed patio.

Early viewing is highly recommended to appreciate the home and its location.

### **Lounge**

*14'6" x 12'1" (4.42 x 3.70)*



### **Kitchen**

*9'5" x 8'9" (2.89 x 2.69)*



### **Bedroom 1**

*17'9" x 10'6" (5.42 x 3.21)*



### **Bedroom 2**

*14'6" x 10'4" (4.42 x 3.16)*



### **Bedroom 3**

*11'2" x 11'1" (3.42 x 3.40)*



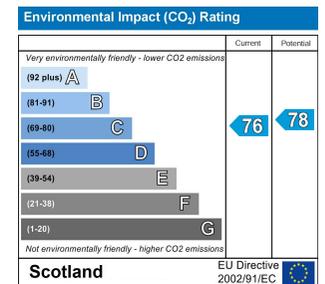
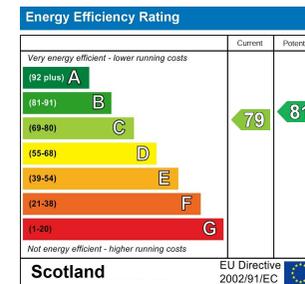
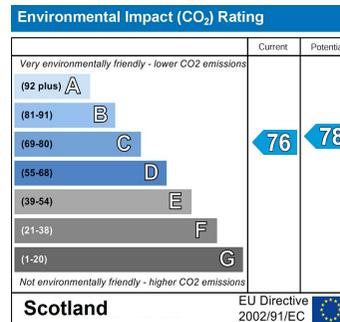
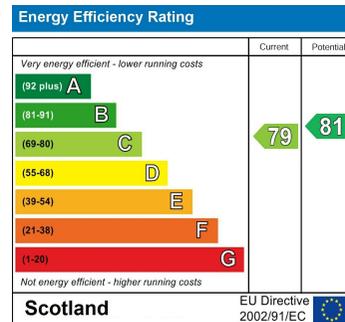
**Bathroom**  
6'2" x 5'6" (1.88 x 1.68)



**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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