



*Brian Harkins
Estate Agents*

9 BENVIEW ROAD, PORT GLASGOW, PA14 5SH

OFFERS OVER £80,000

C/TAX BAND: A

2 BEDROOM HOUSE - MID TERRACE

EPC BAND: F

Occupying a sought after location enjoying views over the River Clyde and the hills beyond this MID TERRACED VILLA is well positioned for the all local amenities and transport facilities. This outstanding property is in walk in condition and is sure to appeal to both the First Timer buyer and Buy to let markets alike.

The accommodation comprises of Welcoming Reception Hallway with large walk in storage cupboards, further storage under stairs. Bright and Spacious Lounge with window to rear and front, feature fireplace. Family Kitchen with ample storage in the form of floor units, composite sink unit, Access to enclosed rear garden.

Two Good Sized Double Bedrooms one with built in fitted Wardrobes and other with built in storage cupboards, windows to the front which commands enviable aspects to the Firth of Clyde estuary and beyond.

Bathroom with three-piece white vanity bathroom suite and Wet wall panel throughout.

The specification of this property includes Electric Heating and Double Glazing.

The enclosed front and rear garden grounds, Patio and Drying green is situated at the rear of the property.

Early viewing is highly recommended to fully appreciate both the excellent accommodation on offer within this sought after locale.

Lounge
19'3" x 10'1" (5.89m x 3.09m)



Kitchen
9'11" x 9'6" (3.04m x 2.91m)

Bedroom 1
8'11" x 16'7" (2.73m x 5.07m)

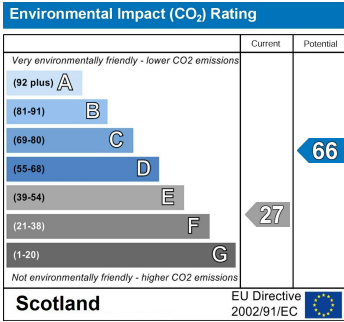
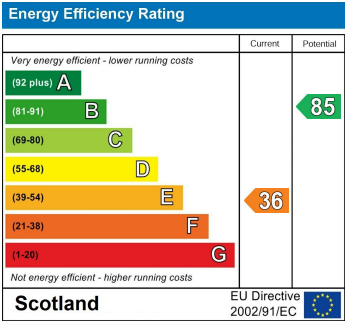
Bedroom 2
11'1" x 10'0" (3.38m x 3.05m)



Bathroom
6'3" x 5'10" (1.93m x 1.79m)

****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.



IMPORTANT NOTE TO PURCHASERS:

