



*Brian Harkins
Estate Agents*

60 DOUGLIEHILL TERRACE, PORT GLASGOW, PA14 5DP

OFFERS OVER £63,000

C/TAX BAND: A

2 BEDROOM FLAT

EPC BAND:C

Welcome to this charming main door flat located on Douglichill Terrace in Port Glasgow. This delightful apartment offers a perfect blend of comfort and style, making it an ideal choice for those seeking a serene living environment. There are Panoramic views towards the River Clyde and Hills beyond.

Reception Hallway with stairs down to Reception Hallway ,storage cupboards. Bright & Spacious Lounge with Patio doors onto enclosed rear garden, Fitted Kitchen with ample storage in both floor & wall mounted units, Gas Hob and electric oven with extractor hood. Two Good sized Bedrooms to rear with views. Bathroom with three piece white vanity suite & separate walk in shower.

The property has Gas Central Heating and Double Glazing throughout.

Communal front path area. Allocated Parking space to front, Panoramic Views towards the River Clyde and Hills beyond.

Viewing is highly recommended to fully appreciate the accommodation on offer and the locale

Lounge

11'10" x 14'6" (3.61 x 4.42)



Kitchen

8'7" x 5'6" (2.62 x 1.68)



Bathroom

7'7" x 5'4" (2.32 x 1.63)



Bedroom 1

10'6" x 8'9" (3.21 x 2.68)



Bedroom 2

11'9" x 5'11" (3.59 x 1.82)

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.



