

*Brian Harkins  
Estate Agents*



*63 MALLAIG ROAD, PORT GLASGOW, PA14 5YF*

*OFFERS OVER £60,000*

*C/TAX BAND: A*

*2 BEDROOM HOUSE - MID TERRACE*

*EPC BAND:D*

Offering an ideal family home this spacious MID TERRACED VILLA is situated in a highly popular residential location with transport links and local amenities close at hand. The quiet cul de sac location has Primary & Secondary Schools within a close proximity.

Comprising of Welcoming Reception Hallway with laminated flooring throughout, double Storage cupboard, Bright and spacious Lounge with large window looking onto rear garden, further storage cupboard and window to front. Family Kitchen offering breakfast bar style dining and ample storage in the form of wall and floor mounted units, Electric Hob, Oven with Extractor Hood, Further storage cupboards, Access to rear garden

On the upper level there are Two good sized Double Bedrooms and further walk in storage cupboard.

Family Bathroom with Three piece bathroom suite with over the bath wall mounted shower, Wet walling throughout. Access to loft storage space.

Spacious rear garden laid mainly to lawn.

There is communal residents car parking located to the front of property and also a welcome addition of private cellar space.

The specification of this property includes Gas Central Heating and Double Glazing.

This mid-terrace house on Mallaig Road presents an excellent opportunity for anyone looking to settle in a vibrant area with a strong sense of community.

### Lounge

17'7" x 10'9" (5.37m x 3.29m)



### Kitchen

12'5" x 11'7" (3.79m x 3.55m)



### Bedroom 1

11'10" x 11'2" (3.61m x 3.42m)



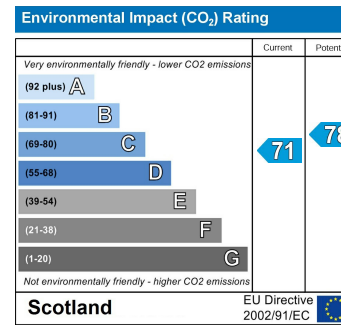
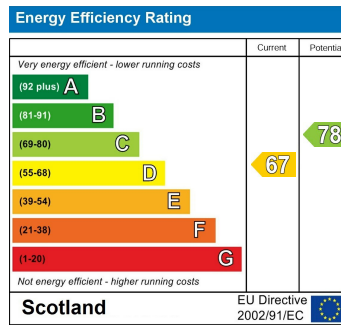
### Bedroom 2

11'7" x 11'6" (3.54m x 3.51m)



### Bathroom

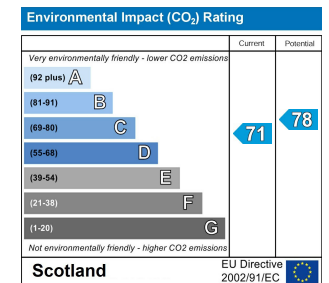
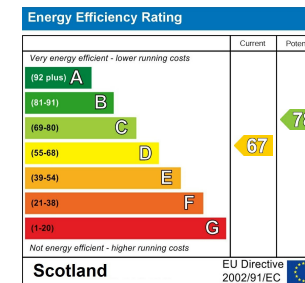
6'0" x 7'1" (1.84m x 2.16m)



**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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