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20 LILYBANK ROAD, PORT GLASGOW, PA14 5AN

OFFERS OVER £229,995

3 BEDROOM HOUSE - SEMI-DETACHED

EPC BAND:D

Offering outstanding accommodation with panoramic views over the Firth of Clyde this SEMI DETACHED VILLA is presented to the market in excellent condition throughout. The property lies convenient for local amenities, shops and transport facilities.

The property has many fine period features throughout with detailed cornicing. Welcoming hallway giving access to main level accommodation. There are two fabulous sized public rooms on this level. The lounge is to the rear of the property with full wall sliding doors providing panoramic views and access to large decking. Dining Room is set off the lounge.

Modern fitted Dining-kitchen hosting a variety of wall and floor units providing ample work and storage space throughout, gas hob, electric oven and stainless steel extractor hood. Utility Room/WC.

Carpeted stairwell leading to upper level. There are two double bedrooms located here. The master bedroom has been tastefully decorated, again with original cornicing together with arched windows providing views over the Clyde and surrounding area. Ensuite with 2 piece white suite and walk in shower.

Family Bathroom with white three piece suite with electric shower and screen, Tiling throughout. Two hall storage cupboards.

Stairwell leading third bedroom in the attic with Panoramic Views Over the Firth Of Clyde and Hills Beyond.

The specifications includes Gas central heating and double glazing throughout.

Driveway to Front and Large rear garden which benefits from generous sized lawn and a second decked patio area.

Viewing is a must to appreciate the accommodation on offer.

Lounge
15'7" x 11'9" (4.77 x 3.60)

Dining Room
12'4" x 11'2" (3.78 x 3.41)



Kitchen
16'11" x 10'7" (5.17 x 3.24)



WC/Utility
7'4" x 5'2" (2.26 x 1.59)



Master Bedroom
11'7" x 11'1" (3.54 x 3.40)



Bedroom 2
9'10" x 11'7" (3.02 x 3.54)



Bedroom 3
15'4" x 16'7" (4.68 x 5.07)



Bathroom
7'6" x 6'5" (2.31 x 1.96)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(81-91) B			
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

IMPORTANT NOTE TO PURCHASERS:

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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