



*Brian Harkins  
Estate Agents*

*18 GRYFFE ROAD, PORT GLASGOW, PA14 5UJ*

*OFFERS OVER £109,000*

*2 BEDROOM HOUSE - END TERRACE*

*EPC BAND:C*

**\*\*\*CLOSING DATE TUESDAY 7TH MAY @ 12 NOON\*\*\*** Offering an impressive spacious family home in a seldom available location this **END TERRACED VILLA** is located within a popular residential district of Port Glasgow. This property has excellent views towards the River Clyde and Hills beyond.

Comprising Entrance Vestibule with storage, Welcoming Reception Hallway, Bright and spacious Lounge room with large window to the front, Laminate flooring throughout. Fitted Kitchen with ample Storage in floor and wall mounted units, foldaway dining table and Access to rear garden.

On the upper landing there is Two good sized Double Bedrooms, Hall storage cupboard.

Shower Room with two piece suite, walk-in shower with wall mounted electric shower, Wet wall throughout.

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

Front Garden is laid mainly to lawn, stone chippings and patio area, Rear Garden laid mainly to lawn and slabbed patio area,

**COUNCIL TAX BAND A**

Immediate inspection is essential for this outstanding family accommodation and the locale that is on offer.

**Lounge**  
*12'4" x 13'10" (3.78 x 4.23)*



**Kitchen**  
*13'5" x 5'8" (4.10 x 1.74)*



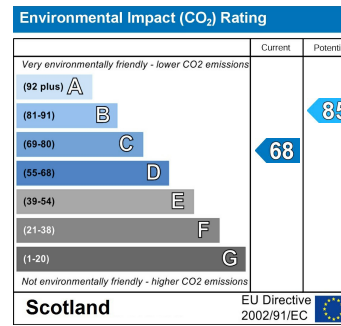
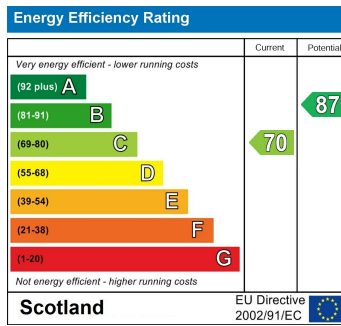
**Bedroom 1**  
*8'5" x 13'10" (2.57 x 4.24)*



**Bedroom 2**  
*13'10" x 9'10" (4.24 x 3.0)*



**Shower Room**  
*5'10" x 5'10" (1.78 x 1.80)*



**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.

