



The opportunity has arisen to purchase this SEMI-DETACHED Villa located in a seldom available area of Port Glasgow. Excellent family accommodation with incredible views towards the River Clyde. Private gardens and driveway. Gas central heating & double glazing throughout.

30 SCHOOL ROAD, PORT GLASGOW PA14 6AG

Offers Over: £120,000

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Entrance vestibule hosting a storage cupboard and leading to upper hallway. Loft access. Spacious family lounge to the rear providing a great living space and featuring three Velux style windows which present exquisite views towards the River Clyde. Storage cupboard. The kitchen is located to the front and consists of a variety of wall and base units providing ample work and storage space. The boiler is housed in the kitchen. Upper level w.c. with accompanying wash hand basin.

Carpeted stairwell to ground floor with door to rear gardens and walk-in storage cupboard in hallway.

The property benefits from two good-sized double bedrooms both of which are on the ground floor with bedroom two hosting built-in wardrobes.

Bathroom comprising w.c., wash hand basin and bath with shower over.

Locally there is an excellent provision of transport links and regular bus service. There are also local Primary and Secondary Schools close by.

ACCOMMODATION

Upper floor

Lounge - 5.43m(17'8")x4.06m(13'3")approx.

Kitchen - 3.43m(11'2")x3.07m(10'0")approx.

W.C. - 2.41m(7'9")x1.74m(5'7")approx.

Ground floor

Bedroom one - 4.40m(14'4")x3.65m(11'9")approx.

Bedroom two - 3.51m(11'5")x2.93m(9'6")approx.

Bathroom - 2.15m(7'0")x2.10m(6'8")approx.

VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their solicitor or surveyor. The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.