



END OF TERRACE VILLA offering great accommodation with the potential to be a fantastic family home. Ideally located with both Primary and Secondary Schools closeby. Private gardens. Gas central heating and double glazing throughout.

123 MARLOCH AVENUE, PORT GLASGOW PA14 6LJ

Offers Over: £90,000

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Entrance porch with storage leading to hallway which gives access to all accommodation. Spacious lounge providing a good family living space with a large window to the front and also a window at the rear of the room supplying good natural light to this area. The kitchen can be accessed from the lounge or hallway and consists of a variety of wall and base units providing ample work and storage space. Integrated appliances include the gas hob with extractor hood over, oven and grill. Sizeable rear porch area ideal for storage and hosts door to the rear gardens.

Carpeted stairwell leading to upper level with loft access.

The property benefits from three bedrooms. Bedrooms one and two are double rooms and both comprise storage cupboards with the boiler being housed in one of the cupboards in bedroom one. The third bedroom is a single room which also comprises storage.

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.

Early viewing is highly recommended.

ACCOMMODATION

Lounge:- 6.64m(21'7")x3.50m(11'4")approx

Kitchen:- 2.95m(9'3")x2.41m(7'9")approx

Bathroom:- 1.95m(6'3")x1.82m(5'9")approx

Bedroom one:- 3.41m(11'1")x2.98m(9'7")approx

Bedroom two:- 3.00m(9'8")x2.85m(9'3")approx

Bedroom three:- 2.10m(6'8")x2.07m(6'7")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.