



Immaculately presented to the market is this **FIRST FLOOR APARTMENT** located in a sought after area of Port Glasgow offering spacious living and wonderful views. Ideal for first-time buyers with gas central heating and double glazing throughout. Communal rear gardens and on-street parking.

14D SPRINGHILL ROAD, PORT GLASGOW PA14 5QP

Offers Over: £65,000

Branch: 4 Cathcart Square
Greenock, PA15 2BS
Tel: 01475 558420
Email: ggurney@blair-bryden.co.uk



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Welcoming hallway giving access to all accommodation. Sizeable lounge to the front tastefully decorated consisting of Bay Windows which provide beautiful views and a natural light to the room. Modern fitted dining kitchen to the rear comprising a variety of wall and base units providing ample storage space with complementing work and floor surfaces. The integrated appliances included are:- electric hob, fan oven and grill.

The apartment benefits from two double bedrooms both of which feature storage with the boiler being housed in the storage cupboard in the second bedroom.

The shower room hosts a w.c., wash hand basin and bath with shower over.

Early viewing of the property is highly recommended to appreciate the fabulous accommodation on offer.

ACCOMMODATION

Lounge - 5.54m(18'1")approx x 3.93m(12'8")approx.

Kitchen - 3.91m(12'8")x2.69m(8'8")approx.

Bedroom one - 4.16m(13'6")x3.17m(10'4")approx.

Bedroom two - 3.91m(12'8")x3.12m(10'2")approx.

Shower room - 1.99m(6'5")x1.87m(6'1")approx.

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.