



*Brian Harkins
Estate Agents*

25C HIGHHOLM STREET, PORT GLASGOW, PA14 5HN

OFFERS OVER £39,999

3 BEDROOM FLAT

EPC BAND:C

This **FIRST FLOOR TRADITIONAL FLAT** offering a great opportunity for the First Time Buyer or Buy to Let market. This property is situated in a cul de sac in a convenient central location with the Town Centre and transport facilities only minutes away.

Comprising Entrance Hallway, Bright and spacious Lounge with window to the rear.

Fitted Kitchen with ample storage in both wall and floor mounted units, Gas Cooker.

Three Double Bedrooms all to the front of the property.

Wet room comprising of two piece suite and wall mounted shower, Tiling throughout.

The specification of includes Gas Central Heating and Double Glazing. Communal Rear Garden Grounds.

Viewing essential to appreciate this accommodation on offer.

Lounge
14'7" x 12'5" (4.46 x 3.79)



Kitchen
7'10" x 10'9" (2.39 x 3.29)



Bedroom 1
15'1" x 10'2" (4.60 x 3.10)



Bedroom 2
13'5" x 7'11" (4.09 x 2.43)



Bedroom 3
8'9" x 12'7" (2.67 x 3.84)



Wet Room
9'4" x 4'0" (2.85 x 1.24)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(81-91) B		
(69-80) C		
(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.

