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8 ALDERBRAE ROAD, PORT GLASGOW, PA14 5LW

OFFERS OVER £198,000

3 BEDROOM HOUSE - SEMI-DETACHED

EPC BAND:C

Occupying a highly desirable cul de sac residential location this spacious Three-bedroom stylish family SEMI DETACHED VILLA with Garage and Enclosed gardens is presented to the market in excellent condition. Commanding impressive views towards the River Clyde and hills beyond. Enclosed front and rear gardens with views over the River Clyde spanning from Rosneath Peninsula to Helensburgh with Argyllshire hills beyond.

Comprising: Entrance porch with Tiled flooring, Welcoming Hallway with three storage cupboards, Feature full length windows in Hallway. Bright and Stylish Dining Lounge with Double large picture frame windows with panoramic views over the River Clyde and Estuary, Feature fireplace with Electric fire.

Quality fitted Breakfasting/Kitchen with ample storage in the form of floor and wall mounted units, Electric Cooker with Double ovens, Integrated Fridge Freezer, Laminate flooring throughout.

On the upper level two further storage cupboards, Three Double Bedrooms with two to rear with panoramic views over the River Clyde, one with fitted wardrobe and the other one over looking the front of the property.

Luxury Modern fitted family bathroom with three piece suite in white with over the bath wall mount Shower and Screen, tiling throughout, Heated Towel Rail.

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

Separate Private Garage.

Enclosed Front garden with Monoblock patio area and Terraced Lawns, rear garden laid mainly to lawn with mature scrubs, patio area.

Viewing is highly recommended to appreciate the residential location on offer and the outstanding views.

Lounge/Dining
20'11" x 11'9" (6.39 x 3.59)



Kitchen
8'4" x 10'8" (2.55 x 3.27)



Bedroom 1
10'5" x 11'1" (3.20 x 3.39)



Bedroom 2
10'7" x 11'1" (3.23 x 3.39)



Bedroom 3
6'10" x 11'3" (2.10 x 3.43)



Bathroom
7'11" x 7'3" (2.42 x 2.22)



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.



