

39 Castlehill Avenue

PORT GLASGOW, RENFREWSHIRE, PA14 6PA



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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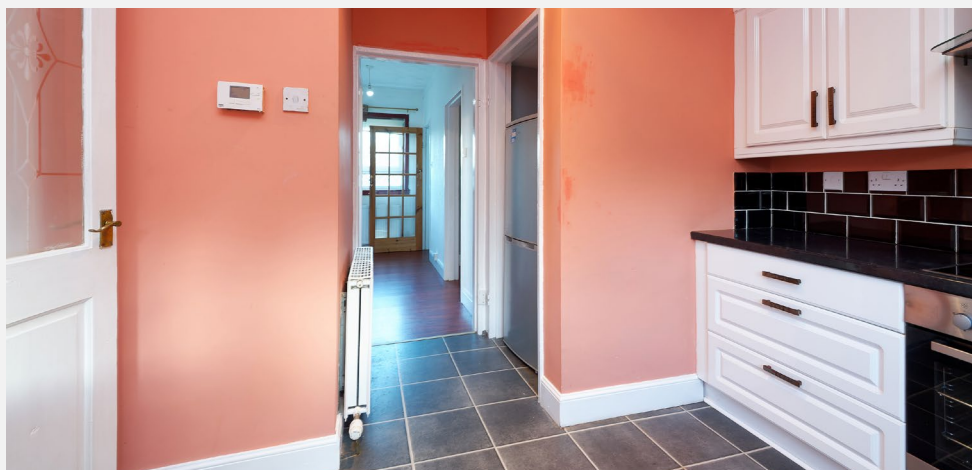
This property is subject to a Buyer's Premium. We are delighted to present to the market this end terrace house which offers impressive accommodation within a popular and seldom available residential location and is close to local schools and amenities. The specifications of the property include, gas central heating, double glazed windows and great sized garden grounds.

This property on offer compromises a spacious livingroom, three well-proportioned bedrooms, beautiful modern kitchen with integrated appliances including a dishwasher. The master bedroom is bright and double-sized with generous space. Bedrooms have integrated wardrobe space. The three-piece bathroom is fitted with a shower over the bath.

Early viewing is strongly advised for anyone seeking a great three-bedroom house which would make an ideal place to call home for a first-time buyer or family. A popular property all round.



the kitchen









bedroom 1





bedroom 2



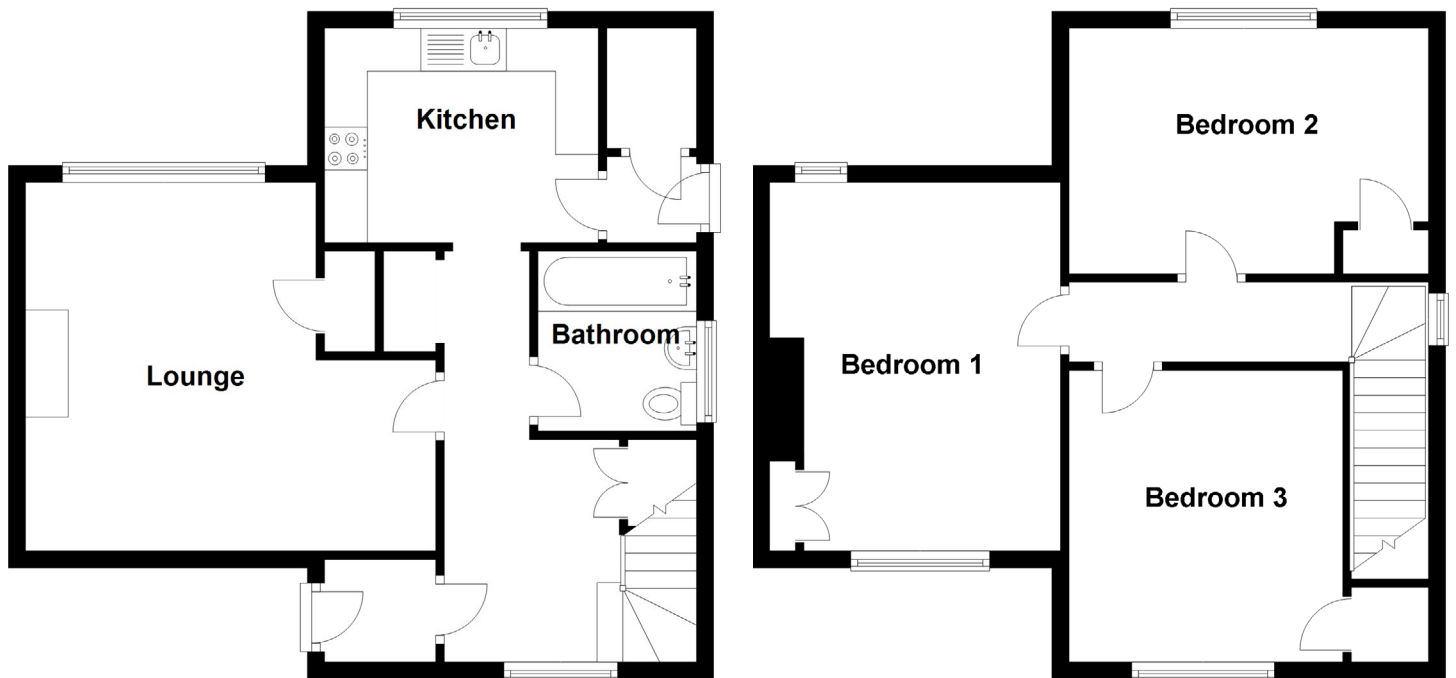


bedroom 3





VIEW FROM REAR OF THE PROPERTY



Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.30m (14'1")	Gross internal floor area (m ²): 98m ² EPC Rating: D
Kitchen	3.20m (10'6") x 2.50m (8'3")	
Bathroom	2.10m (6'11") x 1.85m (6'1")	Buyer's Premium Value: £2900
Bedroom 1	4.30m (14'1") x 3.40m (11'2")	
Bedroom 2	4.20m (13'9") x 2.87m (9'5")	
Bedroom 3	3.40m (11'2") x 3.20m (10'6")	





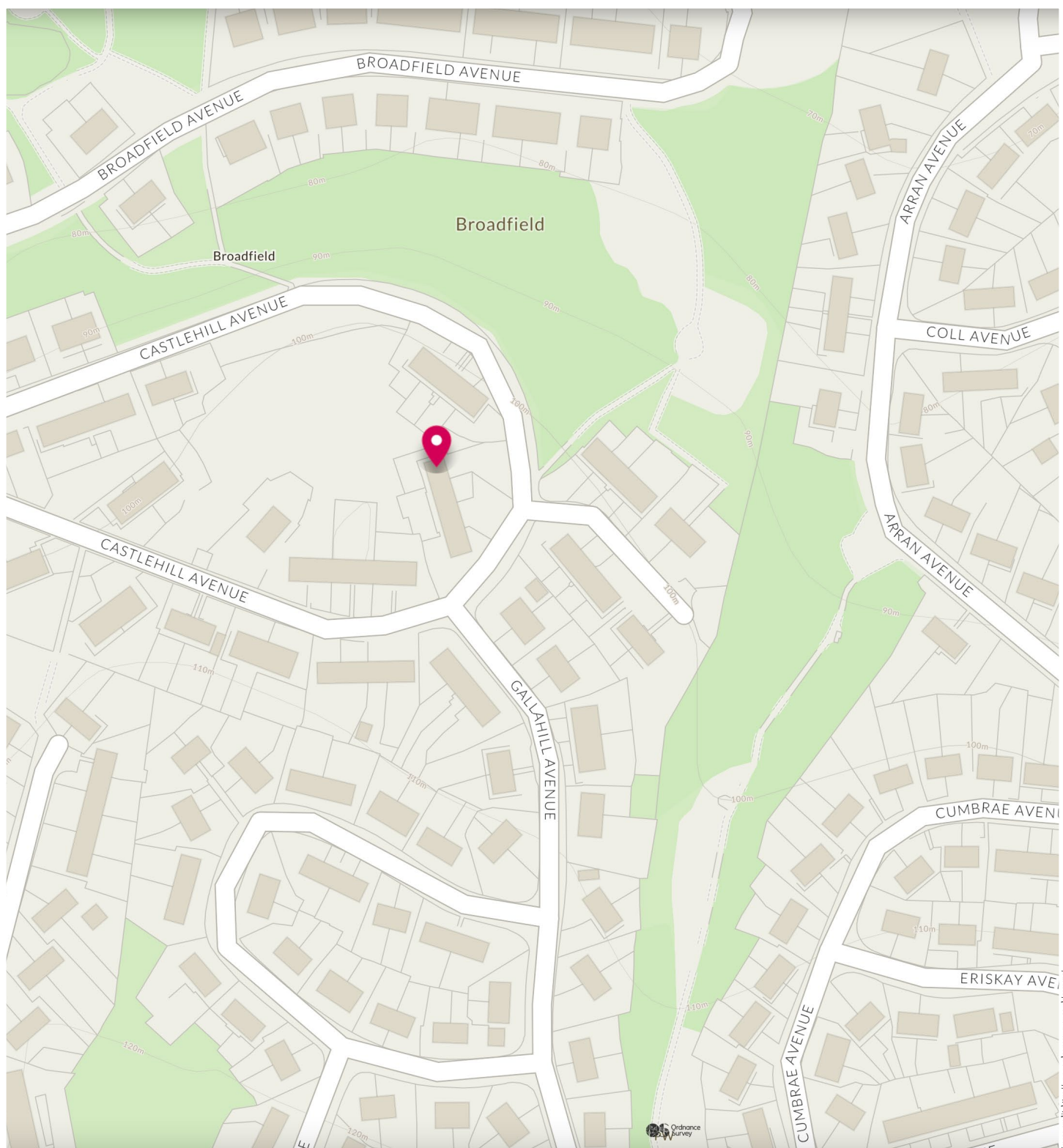
Castlehill Avenue is nicely positioned in Port Glasgow which has a range of local facilities including a supermarket, high street banking and local primary and high schools.

There are more extensive facilities within adjacent Greenock including various Inverclyde Leisure centres with facilities including fitness classes, gym, swimming pool, ice rink, outdoor 3G pitches and much more. The town has a railway station with electrified services giving access to Glasgow central. For the commuting client, Langbank is just a short distance away which has a well respected Primary School and offers local amenities including local shopping and public transport via the railway station and bus service. The neighbouring countryside caters for a wide range of sporting/leisure activities including fishing, golf, shooting, sailing and all equestrian pursuits. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, whilst Glasgow International Airport provides access to destinations further afield.



Locally there is a wide range of recreational activities with a thriving equestrian community and for the golf enthusiast, there are exceptional opportunities at Royal Troon and Prestwick as well as numerous local courses including Gleddoch Golf and Country Club and Kilmacolm golf club. Field sports are also in abundance with good salmon and trout fishing available on the River Rye and Garnock while game shooting and stalking are available by arrangement from local estates. Nearby Clyde Muirshiel Regional Park has a wide range of outdoor activities including sailing, kayaking, canoeing, windsurfing, archery, mountain biking, hill walking and orienteering.

The Location



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Exchange
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