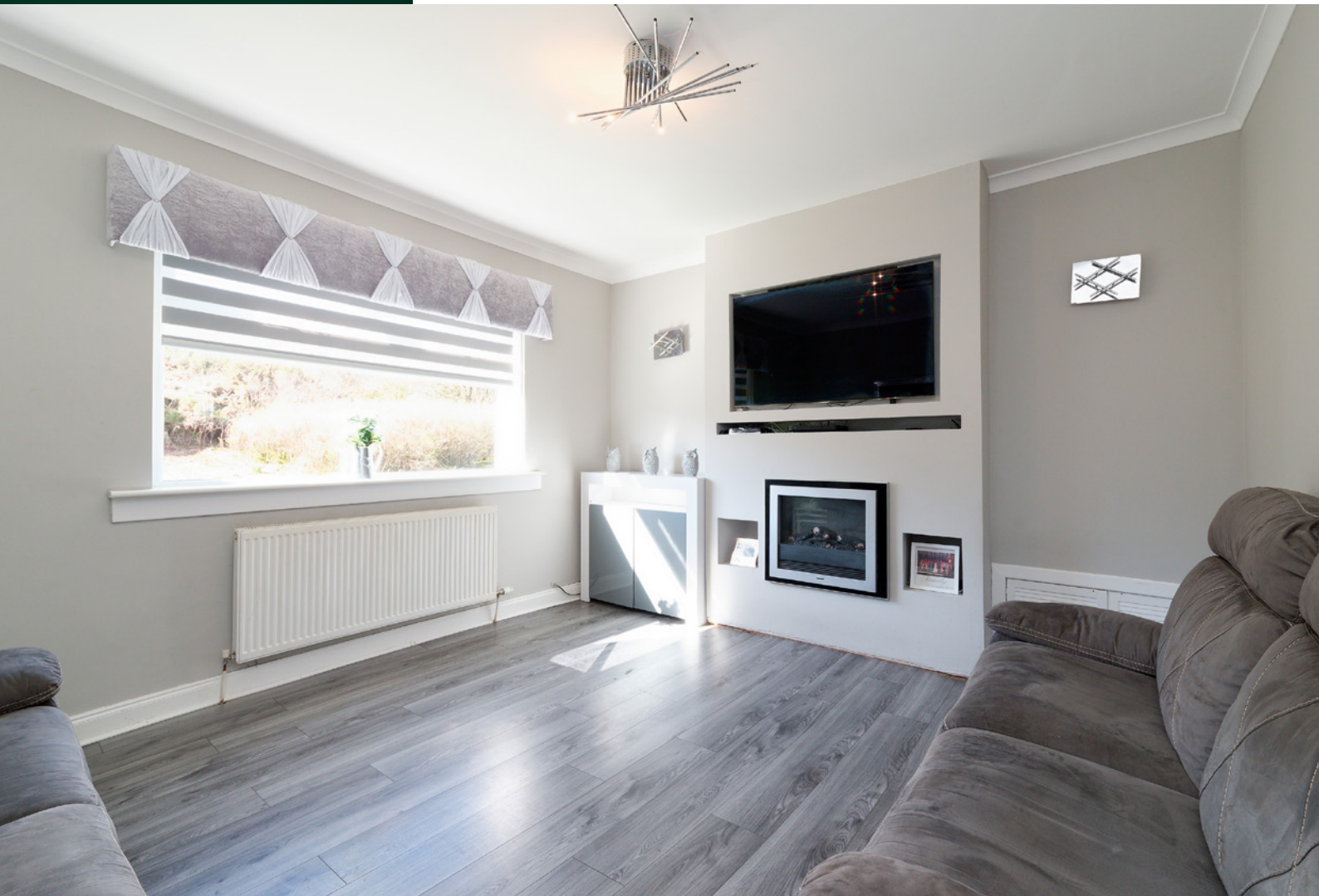


# 26 Boglestone Avenue

PORT GLASGOW, PA14 5TJ



*Four double bedroom, extended semi detached villa with massive garden and excellent views over the Clyde*



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Part Exchange available. We are delighted to present to the market this tastefully decorated four bedroom semi-detached villa with breathtaking views, situated within this ever-popular and quiet locale. The property has been extended and offers spacious accommodation over two levels and would make an ideal buy from a wide variety of potential purchasers looking for their ideal home. The current owner has created a fabulous home that is fit for today's modern living and once inside, discerning purchasers will be greeted with a first-class specification.

# THE LOUNGE



A hallway entrance provides access to all apartments on this level. There is a spacious double bedroom and an impressive formal lounge, that is flooded with natural light from the picture windows to the front and rear aspect. An added bonus is the feature fire which gives a real cosy feel. This room is the perfect place in which to unwind after a hard day.



# THE KITCHEN



The fitted kitchen comes complete with a good range of floor and wall mounted units, creating an efficient workspace.



# BEDROOM 1





A contemporary wet room suite completes the ground floor.

# THE WET ROOM





On the first floor level, you will find three bright and airy well-appointed bedrooms, all of which have a range of furniture configurations and space for additional free-standing furniture if required.

There is also a floored loft allowing for plenty of extra storage and potential to convert.

## BEDROOM 2





# BEDROOM 3





# BEDROOM 4





Externally there are front and rear gardens, which are fully enclosed, providing a safe environment for children and pets. Many a summer evening has been spent in the rear garden on the glorious deck, enjoying the peace and quiet. There is also a spacious and very warm cellar which would be perfect to convert into a cave/home office.

# THE GARDEN





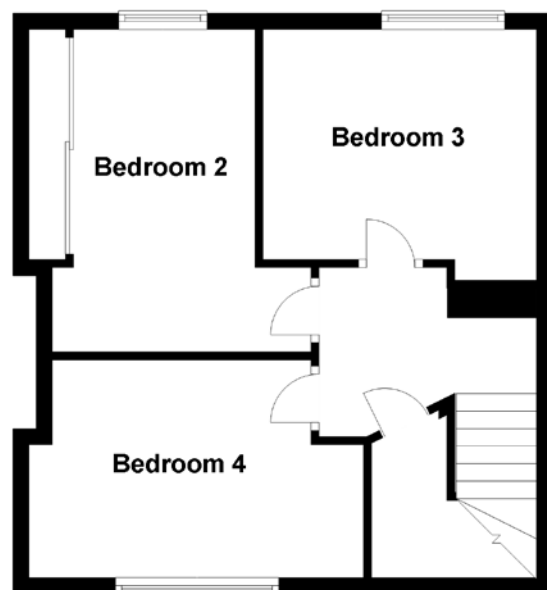
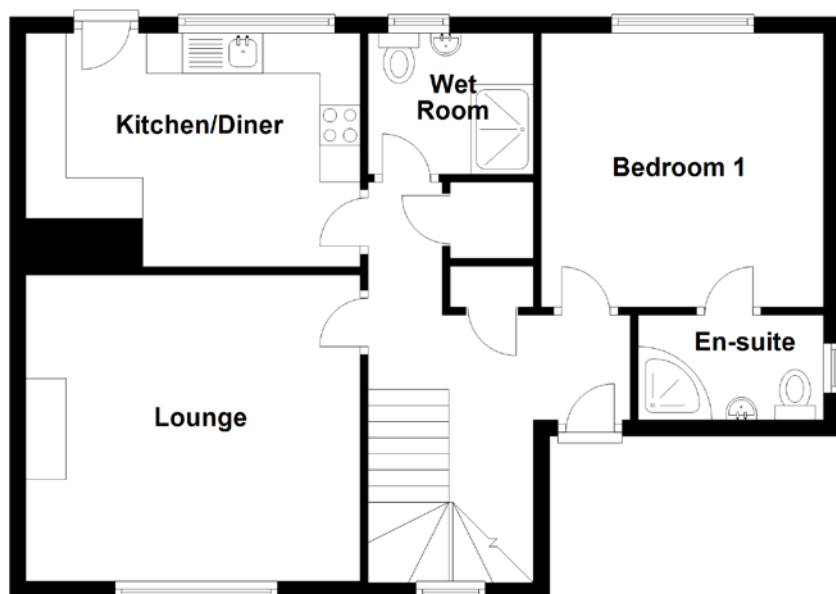


Double glazing and gas central heating has been installed throughout to create a warm, yet cost-effective way of living all year round.

Some properties tick all the boxes, this is certainly one of them.



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Ground Floor

Lounge

4.15m (13'7") x 3.80m (12'6")

Kitchen/Diner

4.40m (14'5") x 2.90m (9'6")

Wet Room

2.05m (6'9") x 1.75m (5'9")

Bedroom 1

3.50m (11'6") x 3.40m (11'2")

En-suite

2.30m (7'7") x 1.30m (4'3")

First Floor

Bedroom 2

4.00m (13'1") x 3.50m (11'6")

Bedroom 3

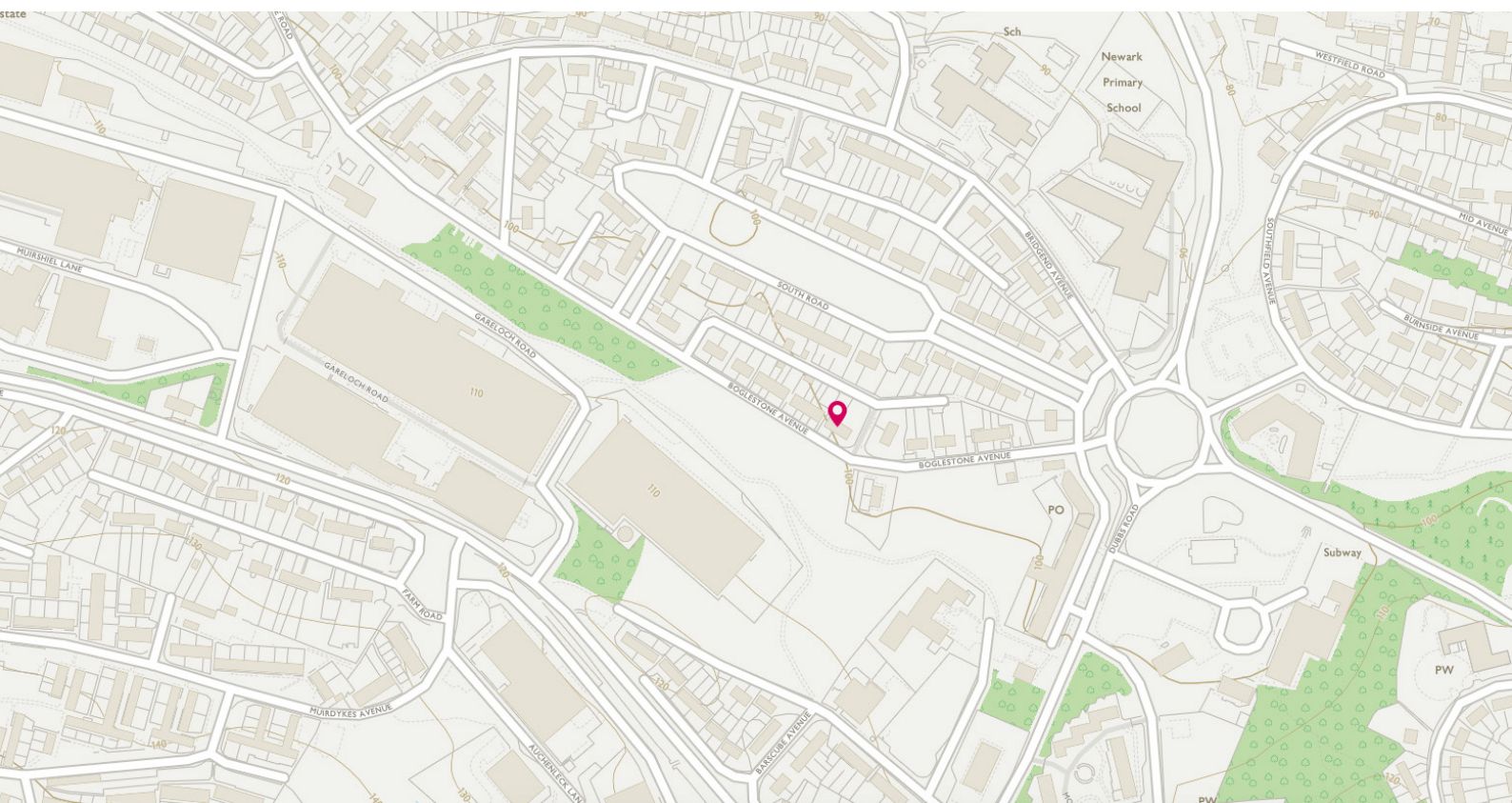
3.40m (11'2") x 3.25m (10'8")

Bedroom 4

4.50m (14'9") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 115m<sup>2</sup>

EPC Rating: D





# THE LOCATION

Boglestone 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.



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