




McEwan Fraser Legal

Solicitors & Estate Agents

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51 Lithgow Way

Kingston Dock, Port Glasgow, Inverclyde, Renfrewshire, PA14 5DR



51 Lithgow Way is situated in a popular pocket of Port Glasgow. The property benefits from extremely easy access to a substantial shopping centre and Greenock Road is at hand providing easy access to the M8 Motorway network. The town itself has a full range of amenities including shops, schools and the usual high street banks. There are more extensive facilities within adjacent Greenock. The town has a railway station with electrified services giving access to Glasgow Central and the road network is well served by local buses. Recreational amenities within

the Inverclyde area include several golf courses, bowling clubs and modern yacht marinas at Greenock as well as in Inverkip.

McEwan Fraser is delighted to offer for sale this two bedroom end-terraced house. The property is well presented throughout and would be a superb acquisition for anyone looking for a fantastic starter home. The area offers great commuting links to Glasgow as well as very easy access to local amenities and school catchments.

The property has been well designed to maximise the natural available light, room dimensions are generous, and the accommodation has been arranged to offer flexibility and individuality while to the rear there is designated off street parking.

You enter the property through a welcoming hallway which provides access to the main reception room and upstairs living accommodation. The light and spacious reception room has ample proportions and is capable of being adapted to a variety of furniture layouts. The modern fitted kitchen comprises a range of contemporary base and wall mounted units which provide ample

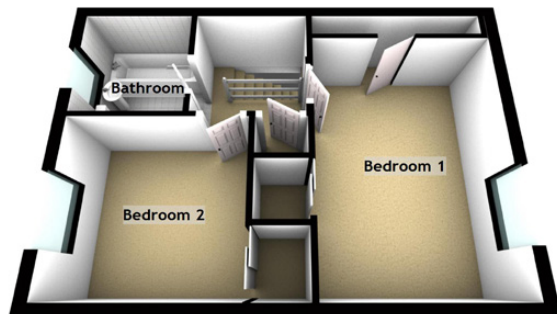
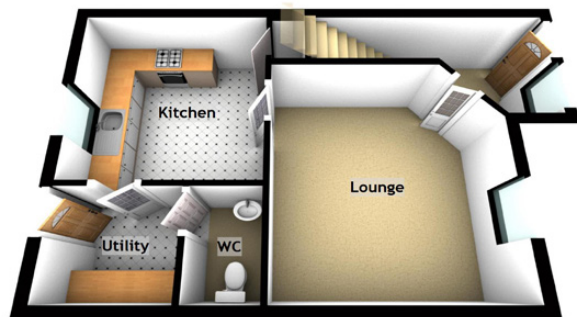
storage and preparation space for the aspiring chef! The kitchen comes complete with gas hob, electric oven, extractor hood and space for a freestanding dishwasher and fridge/freezer. The washing machine is located in a separate utility room which also leads to the ground floor WC. A door from the utility room leads to a rear garden which is partially decked and partially laid to lawn.

Moving up to the first floor, there are two well-proportioned double bedrooms. The master bedroom is particularly spacious and runs the full width of the property. An integrated storage cupboard has been cleverly adapted meaning the room boasts two great built-

in wardrobes. Both double bedrooms allow the flexibility and space for additional freestanding furniture. Also, on the upper landing is a storage cupboard and there is access to the loft for additional storage space. The modern family bathroom completes the accommodation with the partially tiled bathroom consisting of a contemporary white three piece suite with shower over bath.

The property also benefits from gas central heating to radiators and modern UPVC double-glazing throughout.

This is a real must see property.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.81m (12'6")
Kitchen	3.20m (10'6") x 3.10m (10'2")
Utility 1	1.92m (6'4") x 1.80m (5'11")
Bedroom 1	3.22m (10'7") x 3.00m (9'10")
Bedroom 2	4.10m (13'5") x 3.00m (9'10")
Bathroom	2.0m (6'5") x 2.00m (6'5")
WC	1.80m (5'11") x 0.90m (2'11")

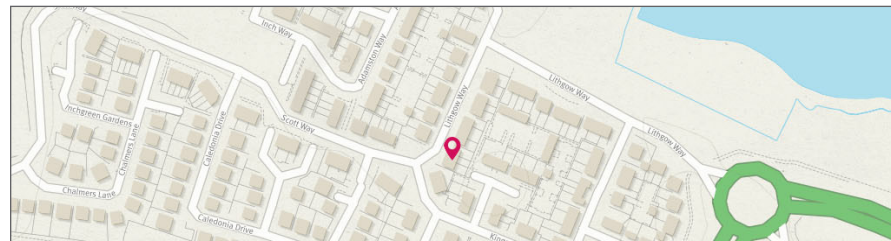
Gross internal floor area (m²) - 72m²

EPC Rating - C

Extras

(Included in the sale)

Dishwasher, washing machine and tumble dryer.




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Part
Exchange
Available




 Text and description
MICHAEL MCMULLAN
 Surveyor


 Professional photography
CRAIG DEMPSTER
 Photographer


 Layout graphics and design
BRYONY STEWART
 Designer

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