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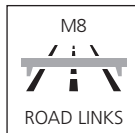
0141 404 5474

36 Northfield Avenue

PORT GLASGOW, INVERCLYDE, PA14 6PG



NEAR SCHOOLS



ROAD LINKS



SEA VIEWS



POTENTIAL
LOFT SPACE (STPP)

Northfield Avenue is situated in a popular pocket of Port Glasgow. The property benefits from extremely easy access to the substantial shopping centre and 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 Inverkip.



We are delighted to offer for sale this deceptively spacious, three bedroom, upper cottage flat situated in the popular locale of 'Port Glasgow', which is presented to the market in good condition. The property offers spacious accommodation and would be an ideal first time purchase or buy-to-let investment. The flat has been well designed to maximise the natural available light to create a modern ambience, with far-reaching views to the rear. Room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality and benefits from a recent re-decoration programme and usable loft space.

A real bonus is the part private and part communal gardens, which will be a huge benefit to families or to those who simply enjoy outdoor living. The rear garden is a real sun trap and is a great spot to spend a lazy summer's day!

In more detail, the property comprises: a welcoming vestibule (with storage recess) with stairs rising to the entrance hall, with two handy storage cupboards. One of these is currently being used as a utility zone and houses both the washing machine and the tumble dryer. There is also a useful study zone located

at the end of the hallway directly under the window, which offers natural light. Access to the usable loft space is also gained from the hallway and this area is ripe for conversion into additional living accommodation (STPP). Immediately impressive lounge, with a picture window, to the rear aspect, flooding the room with natural light and offering tremendous views into the distance of the Clyde and beyond. The kitchen/diner has been fitted to include a range of contemporary floor and wall mounted units with a complementary worktop. It further benefits from an integrated oven, hob, extractor hood, fridge, freezer and dishwasher. There is space for a dining table and chairs for more informal dining with friends and family!

There are three, well-proportioned bedrooms, all of which have storage facilities and space for additional freestanding furniture if required. The third bedroom is a very adaptable room and could be used as anything you want it to be – a hot office space, dining room or a permanent bedroom. The partly-tiled bathroom, with an electric shower over the bath, completes the accommodation.

The flat also benefits from gas central heating and double glazing for additional comfort and convenience.

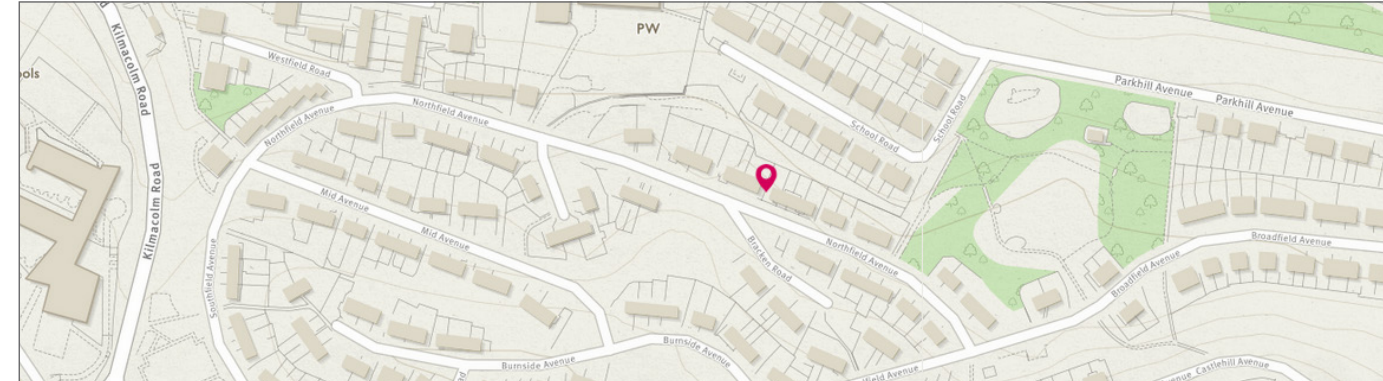
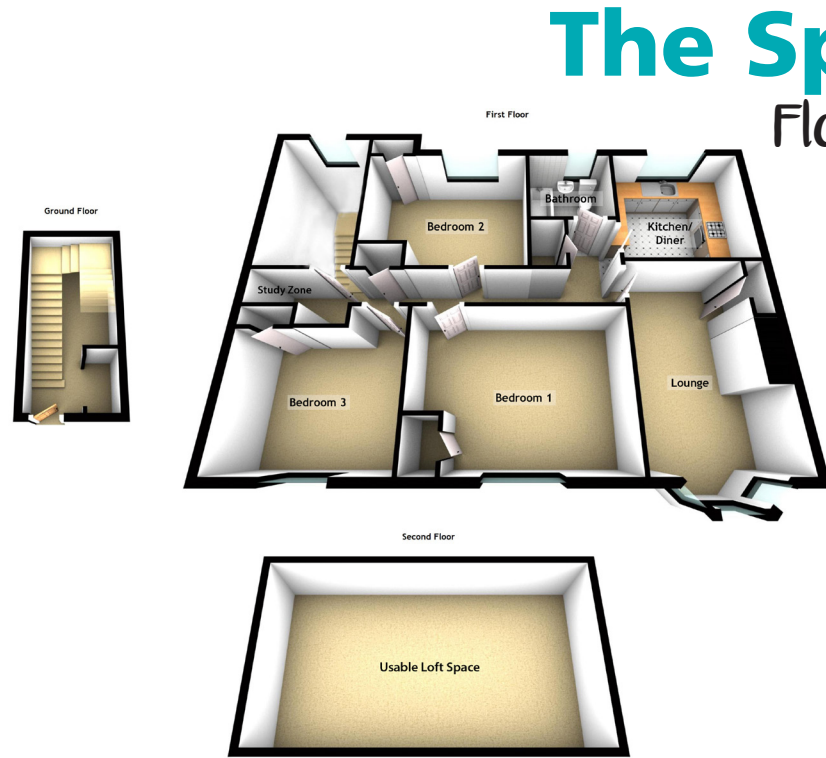


36 Northfield Avenue

Inverclyde

THE KITCHEN/
DINER AND
LOUNGE





The Specifications

Floor Plan, Dimensions and Map

Approximate Dimensions
(Taken from the widest point)

Lounge	5.29m (17'4") x 3.50m (11'6")
Kitchen/Diner	3.10m (10'2") x 2.90m (9'6")
Bedroom 1	3.90m (12'10") x 3.40m (11'2")
Bedroom 2	3.90m (12'10") x 3.10m (10'2")
Bedroom 3	3.60m (11'10") x 3.40m (11'2")
Bathroom	2.00m (6'7") x 1.80m (5'11")
Usable Loft Space	8.30m (27'3") x 4.70m (15'5")

Gross internal floor area (m²) - 87m²

EPC Rating - D



Image credit: <https://www.outdoor surveys.co.uk/comps/>

VIEW FROM THE PROPERTY



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Part
Exchange
Available

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