





Port Glasgow is an established and historic town set on the banks of the River Clyde providing a plethora of local amenities including primary schooling, secondary education and an abundance of shops. There are great transport links with motorway connections to Greenock, Glasgow Airport and Glasgow city centre. Glasgow can be reached by car in only thirty minutes via the M8 with Greenock in under ten minutes.

There is major re-generation within the local area. Port Glasgow is presently undergoing considerable rejuvenation with supermarkets, shopping facilities and high quality residential housing developments all under construction.

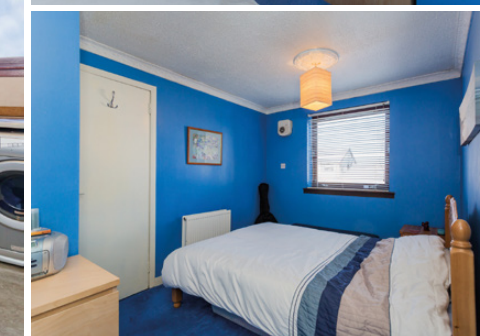
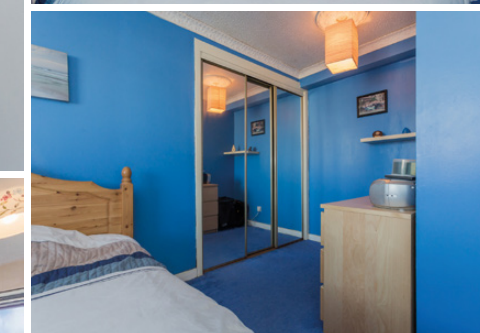
McEwan Fraser Legal offer to the market this ideal starter home or rental investment opportunity which is priced to sell and must be viewed.

The property is set within an elevated residential area of Upper Port Glasgow and as such enjoys stunning views towards the River Clyde, Gareloch, Helensburgh and the Ardmare Peninsula and hills beyond.

Upon entry the layout is straightforward with an entrance hallway giving access to the accommodation which comprises of a double bedroom with mirrored wardrobes, spacious lounge/kitchen with both floor and wall-mounted units, cooker, fridge/freezer and breakfast bar worktop. The shower room comprises a two-piece white vanity suite, shower cubicle and electric shower plus wet-wall panelling.

The property further benefits from shared resident's parking to the front of the property with private garden, double-glazing and gas central heating.

*Prime investment and return opportunity, rental estimates £350 pcm - £4,200 per annum, strong demand in the area for rentals.*



*“... an established  
and historic town set  
on the banks of the  
River Clyde...”*



**Approximate Dimensions  
(Taken from the widest point)**

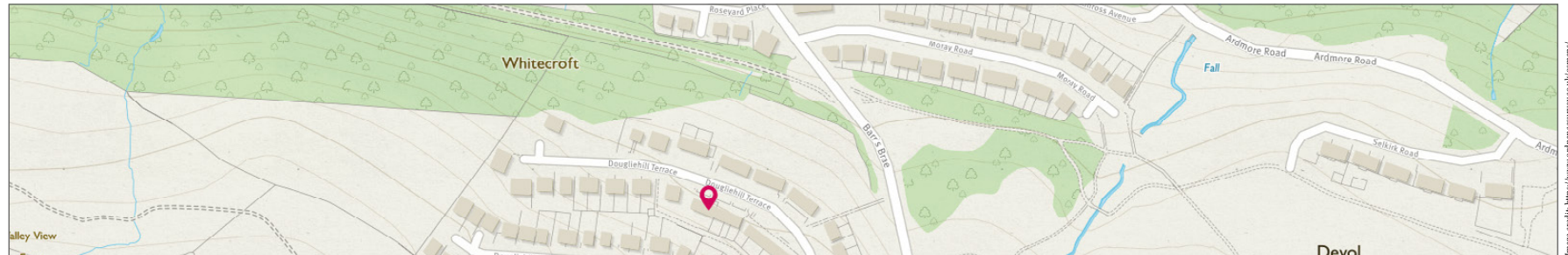
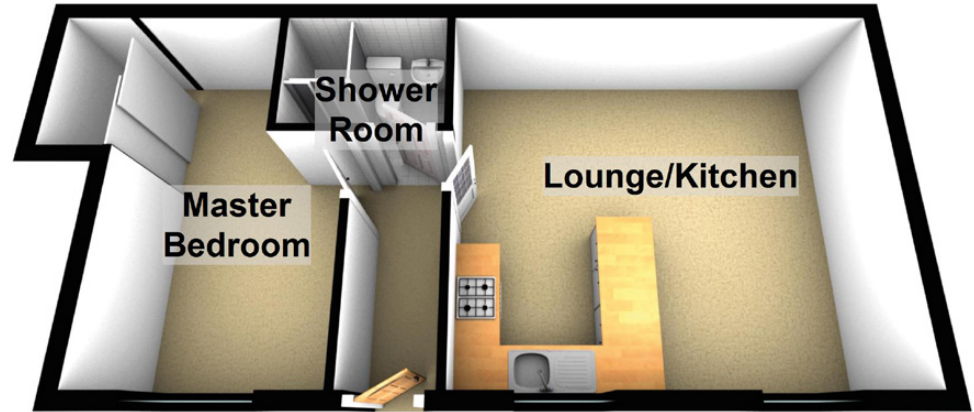
|                |                               |
|----------------|-------------------------------|
| Lounge/Kitchen | 4.90m (16'1") x 4.30m (14'1") |
| Master Bedroom | 4.30m (14'1") x 2.60m (8'6")  |
| Shower Room    | 1.90m (6'3") x 1.40m (4'7")   |

**Gross internal floor area (m²)**

39 m²

**EPC Rating**

C



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Exchange  
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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description  
**ALAN DONALDSON**  
Strategic New Business Manager



Professional photography  
**GARY CORKELL**  
Photographer



Layout graphics and design  
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