



**2 ROSNEATH ROAD, PORT GLASGOW,  
PA14 5SB**





## Description

Occupying a rarely available and sought after cul de sac setting this two bedroom SEMI DETACHED VILLA offers an affordable family home. Conveniently located for amenities, schooling and transport facilities. There are front and rear views towards the River Clyde.

Lawned gardens extend to the front and rear with hedging or fencing to the perimeter. Specification includes: double glazing and gas central heating.

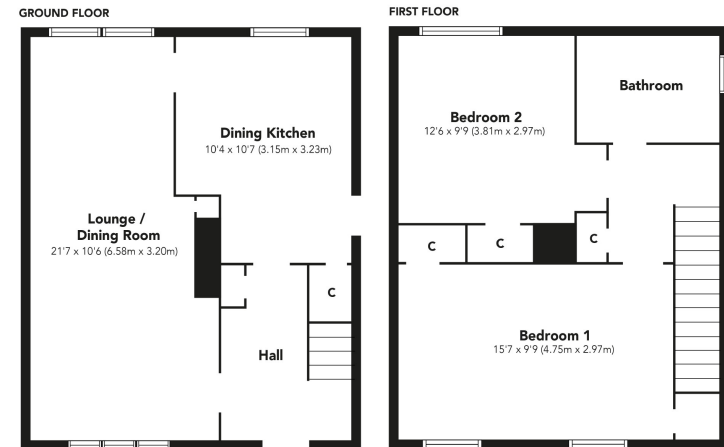
Accommodation comprises: Entrance Hallway by timber door with single glazed panel and cupboard. The Lounge is a dual aspect apartment with views to the front and rear, plus gas four radiant fire. There is a dining sized Kitchen with rear window overlooking the garden and range of basic fitted units, oak style work surfaces and partial wall tiling. A side door gives access to the rear garden.

Stairs leads to the Upper Landing with inbuilt cupboard and hatch to loft. There are two double sized Bedrooms both with cupboard storage. The Bathroom with side window features a three piece suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower.

Viewing is highly recommended. EPC = D

## Measurements

Hallway	
Lounge	21'7 x 10'6 (6.58m x 3.20m)
Dining Kitchen	10'4 x 10'7 (3.15m x 3.23m)
Upper Landing	
Bedroom 1	15'7 x 9'9 (4.75m x 2.97m)
Bedroom 2	12'6 x 9'9 (3.81m x 2.97m)
Bathroom	



Floorplans are indicative only - not to scale  
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