



**Octavia Walk, Port Glasgow, PA14**

Offers over £230,000

| 3 Bed | 3 Bath | 1 Reception

**new door**  
Estate Agent

£230,000

- Larger style semi-detached home
- Private enclosed gardens
- Open plan kitchen diner
- Spacious lounge
- Main bedroom that is sure to impress
- Stunning views of the Clyde Estuary
- Walking distance to retail park
- Excellent for commuters

EPC Rating C

Council Tax Band C

Octavia Walk is a large style semi-detached home which is nestled close to and with views of the Clyde Estuary and within walking distance of the retail park. This home is certainly not one to be overlooked, the space within this home is sure to impress. On entering the home you are met by a spacious hall, off the hall is the perfectly place lounge to the front of the home, which has large window overlooking the garden. Extending across the rear of the home is the spacious dining kitchen. The kitchen is fully integrated and has a range of floor and wall cabinets. The dining area has plenty of space for a large dining table and chairs, French doors lead out to the garden. Off the kitchen is the utility room which has built in washing machine and door leading out to the side of the home. On the upper floor the spacious room sizes continue, bedrooms two and three are to the rear and are sure to impress. The main bedroom extends across the front of the home and benefits from built-in wardrobes and ensuite shower room. The bedroom also has views over the River Clyde and beyond. The bathroom like all the other rooms is larger than most and benefits from window. The front of the home is laid to lawn and there is gated access to the rear garden. The private rear garden is laid mainly to lawn and has decked and patio areas for relaxing. There is gated access to the parking at the rear of the home.







Ground Floor



Floor 1



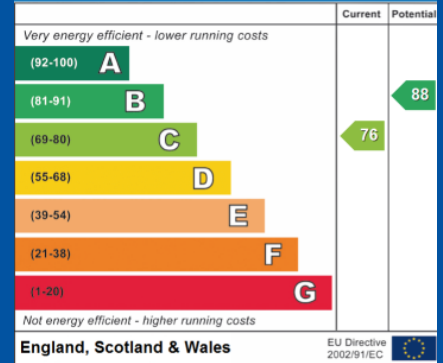
Approximate total area<sup>1)</sup>  
1045.38 ft<sup>2</sup>  
97.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

### Energy Efficiency Rating



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