



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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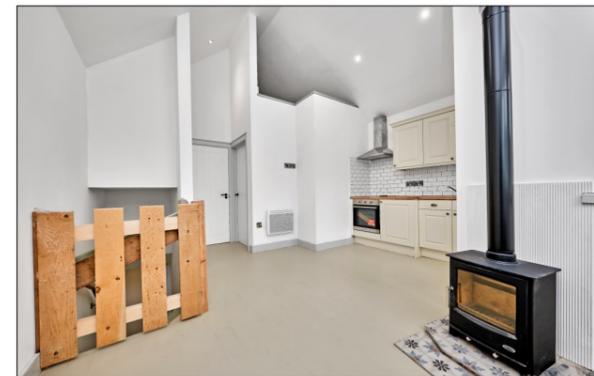
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PORTSTEWART

New Build Fishermans Cottage

Harbour Place

BT55 7AY

Offers Over £195,000



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Nestled in the heart of Portstewart Harbour, this newly built one-bedroom house offers a perfect blend of contemporary living and coastal charm. The property is designed with both comfort and style in mind, featuring an open-plan living area that seamlessly integrates a bright and airy lounge with a sleek kitchen. Large windows invite natural light and doors to outside balcony.

This compact cottage provides a peaceful retreat, with ample storage and parking and high quality finishes throughout. The house also boasts a modern bathroom with elegant fixtures, and its smart layout maximizes every inch of space for convenient and practical living.

Step outside to enjoy the fresh sea air from the private balcony or explore the vibrant local area, with the shops, cafés, and restaurants just a short stroll away. Whether you're looking for a weekend getaway, a full-time home, or a savvy investment, this property offers an exceptional opportunity to experience the best of coastal living in one of Northern Ireland's most desirable locations.

Don't miss out on the chance to own a brand-new home at Portstewart Harbour, perfect for those seeking a tranquil retreat with easy access to everything the area has to offer.

Travelling along Portstewart Promenade from the Diamond roundabout, proceed to the end and pass the harbour situated on your left. Just after Causeway Coast Rentals, take your immediate left into the garage door opening about 20m from the corner.

ACCOMMODATION COMPRISES:

Entrance:

Accessed via electric operated roller door.

Shower Room:

With wash hand basin, fully cladded walk in shower cubicle and plumbed for automatic washing machine.

GROUND FLOOR:

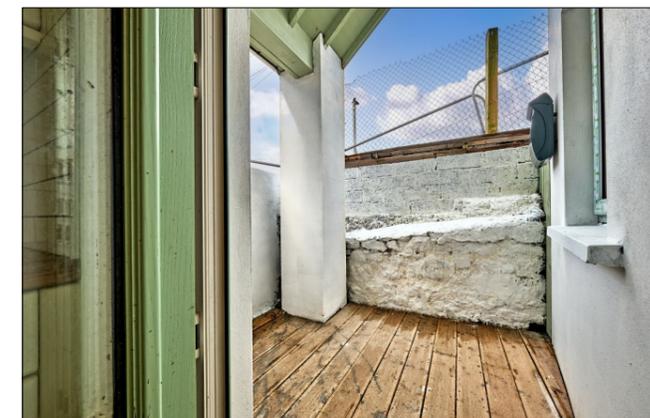
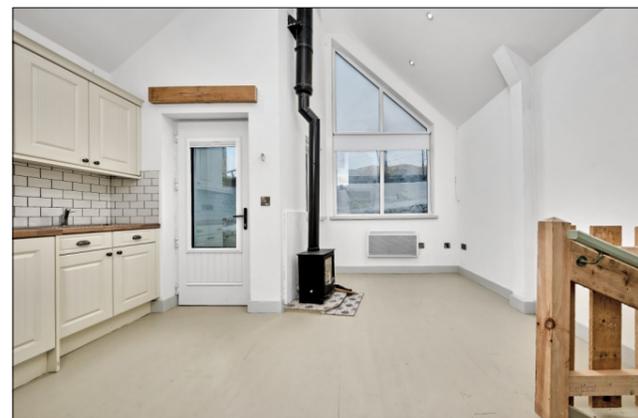
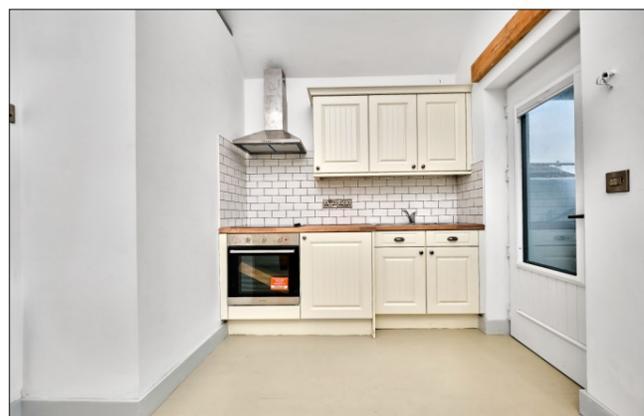
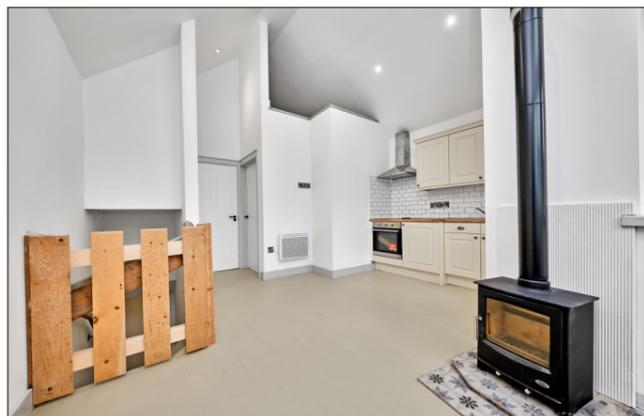
Entrance Porch:

With stairs to first floor.

FIRST FLOOR:

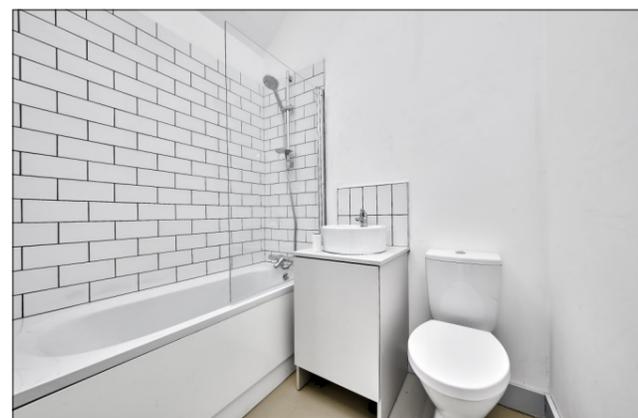
Lounge/Kitchen/Dining Area:

With stainless steel sink unit, high and low level built in units with tiling between, integrated 'Indesit' oven, ceramic hob with stainless steel extractor fan above and tiled splashback, drawer bank, wood burning stove with tiled hearth and surround, 'Velux' window and pedestrian door leading to terrace area.



Bedroom 1:

With recessed lighting.



Bathroom:

With white suite comprising w.c., circular wash hand basin with tiled splashback and storage below, bath with shower over with tiled surround.

SPECIAL FEATURES:

- ** Large Garage Parking Situated Adjacent To Portstewart Promenade & Harbour
- ** Electric Heating & Wood Burning Stove
- ** PVC Windows & Doors
- ** Full Turnkey Package To Include Fully Fitted Kitchen, Bathroom, Tiling, Painting & Flooring
- ** Access To Side Steps From Front
- ** Sit Out Terrace Area On First Floor
- ** Tenant In Property From Oct 2025 For 12 Months At £825.00 Per Month

TENURE:

Freehold

CAPITAL VALUE:

TBC

