



FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

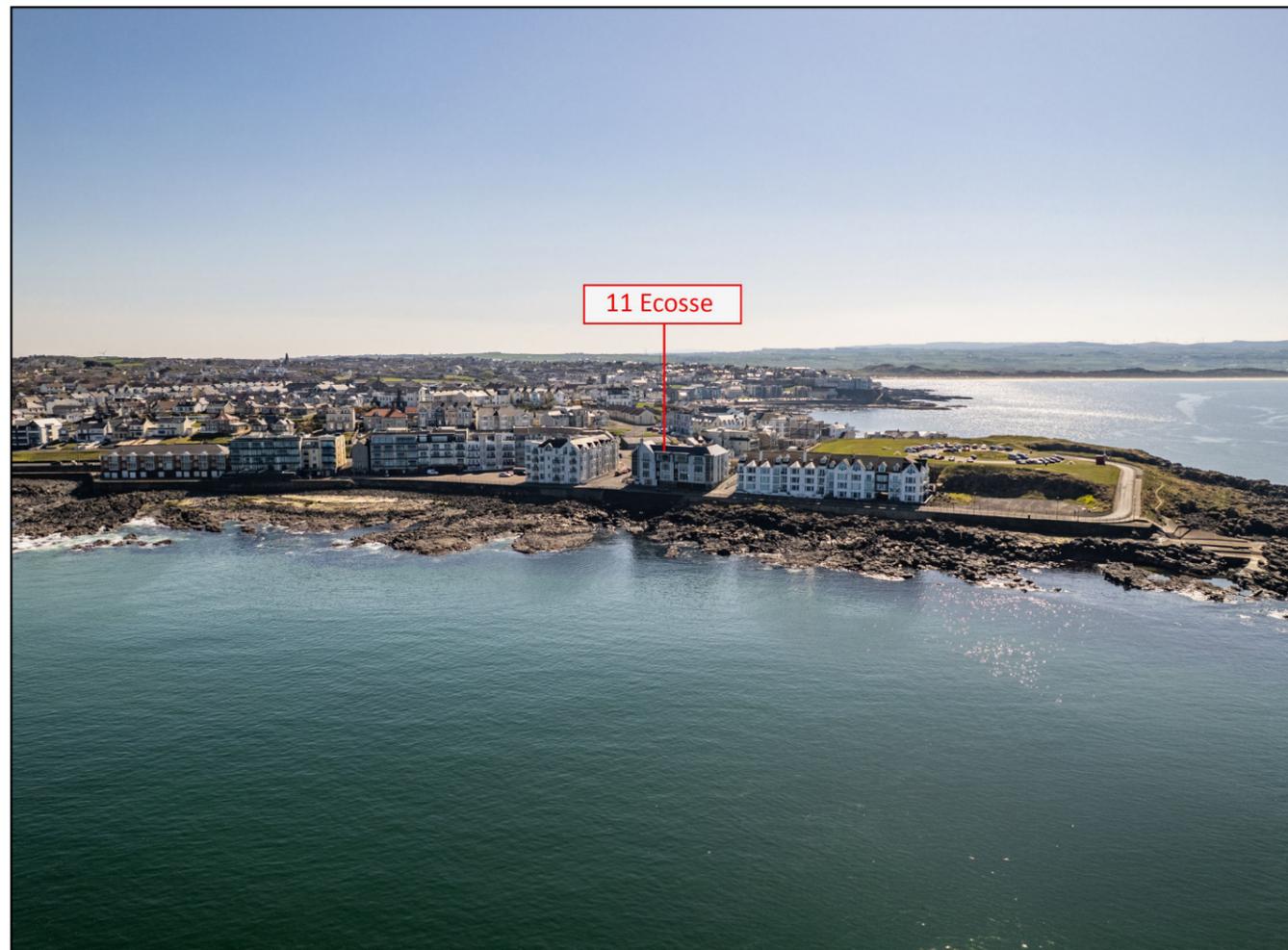
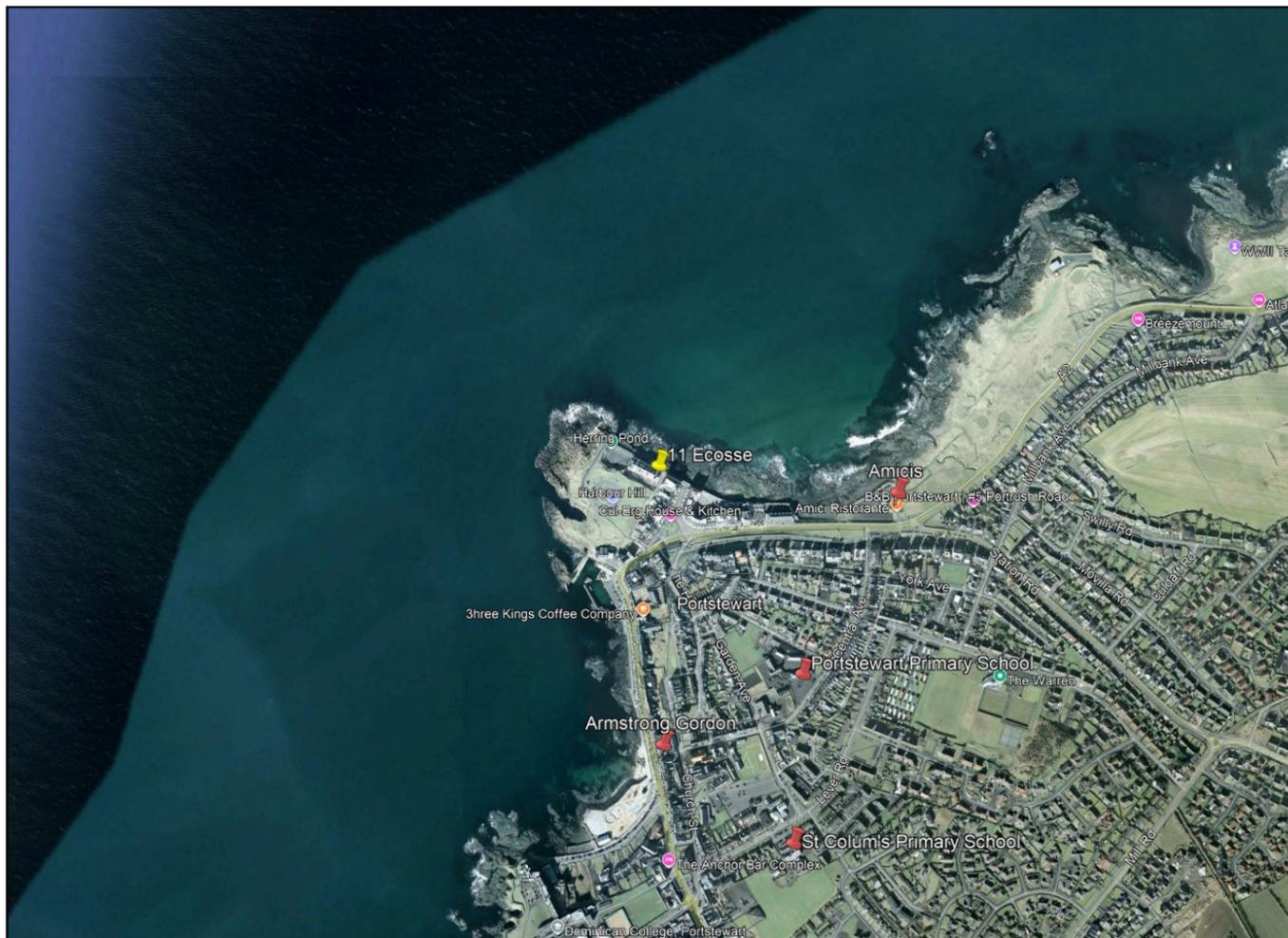
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	62 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

11 Ecosse

Kinora Terrace

BT56 8FH

Offers Over £375,000

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028 7083 2000
www.armstronggordon.com

A delightful and stunning 2 bedroom third floor penthouse apartment with panoramic views of Atlantic Ocean, Portstewart Old Town Golf Course, Portrush and even the Scottish Headlands on a clear day. This modern apartment offers tasteful styling with contemporary fittings and fixtures throughout, beautiful design and neutral interior decor. Constructed circa 2003, the property benefits from secure and private low level parking with an electrically operated sliding door. Within proximity to the Promenade and most local amenities the selling agents strongly recommend early internal inspection.

Approaching Portstewart from Coleraine on the Station Road, turn left at the bottom onto Portmore Road which follows on to the Portrush Road. Heading into Portstewart, take your first right after Amici Restaurant into Atlantic Circle and stay right heading towards the ocean. The Ecosse building will be on the corner on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With tiled floor, lift and stair access to all floors.

THIRD FLOOR:

Entrance Hall:

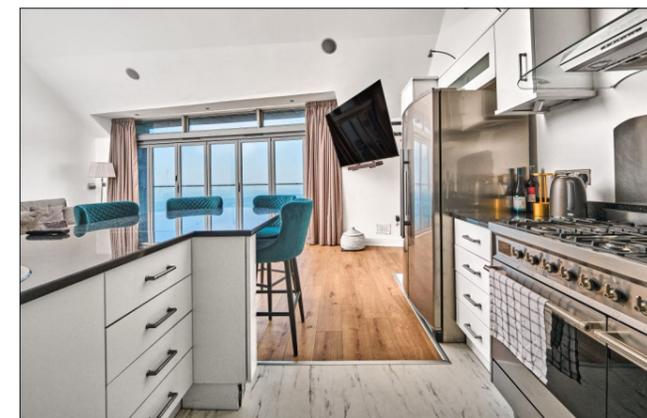
3'2 wide with solid wood floor and glass blocks through to:



Open Plan Lounge/Kitchen/Dining Area: 22'2 x 18'6

Kitchen/Dining Area:

With circular bowl and half circular stainless steel sink unit set in granite worktop, high and low level built in units with tiling between, granite breakfast bar with seating for multiple people, space for gas 'Smeg' range, stainless steel splashback and extractor fan above, space for American style fridge freezer, integrated dishwasher and washing machine, drawer bank, over head storage, over unit lighting and recessed lighting.



Lounge:

With laminate wood floor, wired for wall lighting, dimmer control panel, storage housing gas boiler and full wall sun fold doors opening onto decked area with panoramic views across Atlantic Ocean, Coast Road and Portrush.



Bedroom 1:

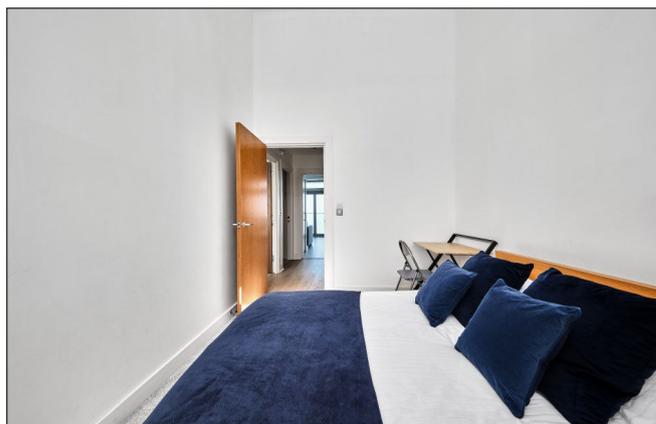
With recessed lighting and 'Velux' window. 17'6 x 8'9

Ensuite off with w.c., wash hand basin with tiled splashback, illuminated mirror above, fully tiled walk in shower cubicle with mains shower, shaver point, recessed lighting and tiled floor



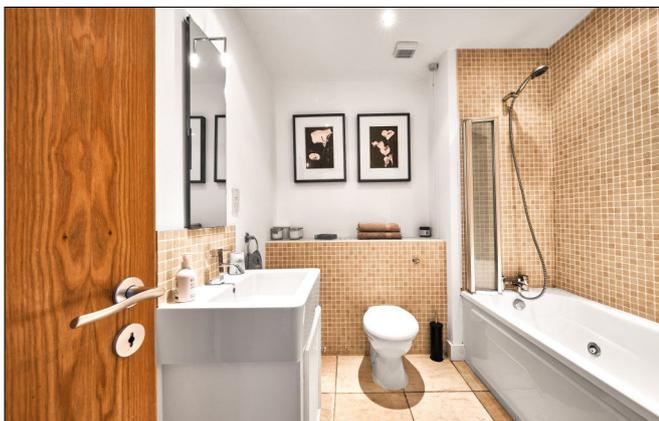
Bedroom 2:

With recessed lighting and 'Velux' window. 13'0 x 8'8



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback and storage below, telephone hand shower over 'Jacuzzi' style bath, part tiled walls, shaver point and light, extractor fan, recessed lighting and tiled floor.



EXTERIOR FEATURES:

Allocated car parking space.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Panoramic Views Across Atlantic Ocean, Coast Road & Portrush
- ** Private Parking Accessed By Electric Operated Gates

TENURE:

Leasehold

CAPITAL VALUE:

£200,000 (Rates: £1960.80 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £3,000.00 (14.04.25)**

We advise all purchasers to make themselves aware of any rental and domestic pet restrictions within communal lease before proceeding.

