



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

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ARMSTRONG GORDON



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 67 D |
| 39-54 | E | 41 E | |
| 21-38 | F | | |
| 1-20 | G | | |

PORTRUSH
Apartment 3, 37 West
BT56 8AX
Offers Over £549,950

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Discover the ultimate in seaside sophistication with this stunning three bedroom duplex penthouse. Just steps from the iconic harbour, this newly constructed residence blends contemporary design with classic coastal charm. Beautifully finished to the highest standard, the property features a bright, spacious open plan living area, a sleek designer kitchen with top of the line appliances and floor to ceiling windows that flood the space with natural light. Each of the three generously sized bedrooms is adorned with elegant herringbone flooring, offering comfort, style and plenty of storage. Perfect for entertaining or relaxing, this exceptional home is ideally located within walking distance of Portrush's vibrant cafés, award winning restaurants and golden beaches.

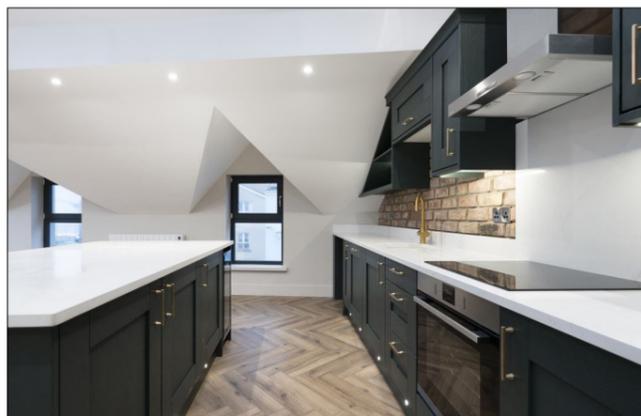
Travelling along Kerr Street, take your first left after the Harbour entrance at the top of the hill. Go past the entrance to Ramore Wine Bar onto Ramore Street which will lead on to Ramore Avenue. 37 West is the first building on your right hand side overlooking the tennis courts.

ACCOMMODATION COMPRISES:

SECOND FLOOR:

Kitchen/Living Area:

23'11 x 24'2



FIRST FLOOR:

Bedroom 1:

15'1 x 15'8

Ensuite



Bedroom 2:

9'5 x 11'11

Bedroom 3:

10'2 x 10'8

Bathroom:

6'0 x 7'2

TENURE:

Leasehold

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. **Current Service Charge is to be agreed.**

EXTERIOR FEATURES:

Secure access system to external doors. Intelligent lighting to entrance lobby and staircase.

SPECIAL FEATURES:

- ** Located In The Highly Sought Portrush Location
- ** Duplex Penthouse Over First & Second Floor
- ** Herrington Wooden Flooring Throughout
- ** Three Double Rooms (Master With Ensuite)
- ** Spacious Living/Kitchen Area With Irresistible Views & Character Throughout
- ** Dekton Walls In Bathrooms
- ** Granite Worktops In Kitchen
- ** Secure Access System To Communal Doors & Intelligent Light Throughout Entrance & Hallways
- ** Integrated High Spec Kitchen Appliances