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consultation appointment,
please contact
Armstrong Gordon on
028 7083 2000

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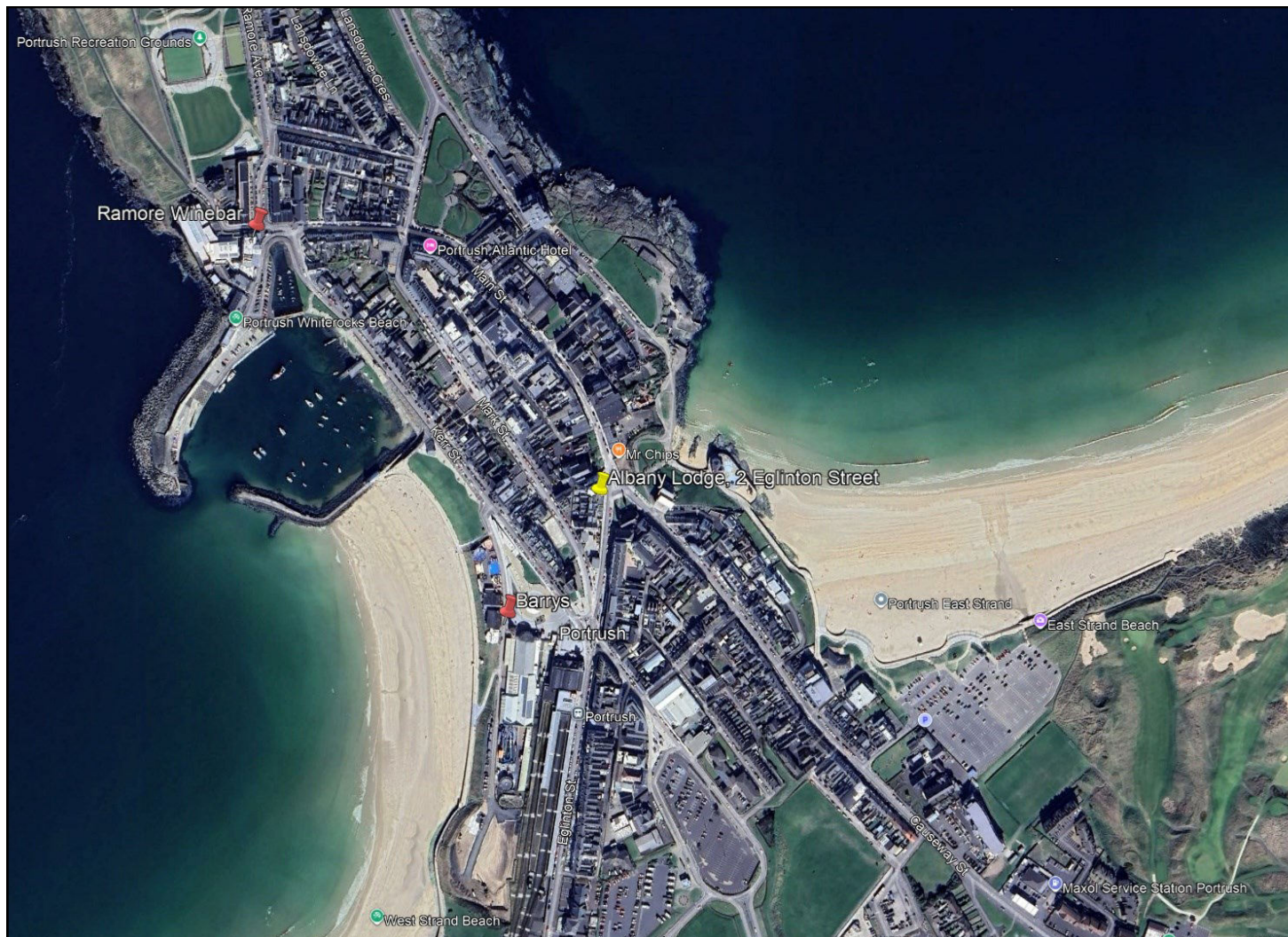
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ARMSTRONG GORDON



ARMSTRONG GORDON
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THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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PORTRUSH

Albany Lodge

2 Eglinton Street

BT56 8DX

Offers Over £795,000

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Occupying a prime town central location, this is a most attractive and very delightful 11 bedroom end-terrace bed and breakfast which is Northern Ireland Tourist Board certified. The current vendors have just carried out recent refurbishment to the property including newly fitted kitchen and has been finished to an exacting specification with little expense spared. Extending to approximately 4,000 sq. ft, the very clever internal layout maximises on style with luxury guest house or family orientated living. The property itself has a very warm and welcoming atmosphere with a very tasteful and homely decor throughout. Most important of all are the stunning panoramic views and the location which is within proximity to the East Strand Beach and sitting in the heart of Portrush town centre. This fine residence is practically on the doorstep of a host of many tourist and recreational facilities. Properties and especially guest houses of this calibre rarely present themselves to the open market, so we therefore strongly encourage you to arrange a private appointment at your earliest convenience. This property is in the heart of Portrush town centre at the end of Main Street on your right hand side just after Portrush Presbyterian Church and opposite the restaurant 1 at Causeway Street (formerly 55 Degrees North).

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:
6'5 wide with half wood panelled walls, cornicing, under stair storage and solid wood floor.

Separate W.C.:

With wash hand basin fully tiled walls and recessed lighting.

Lounge:

With marble surround fireplace with marble inset and hearth, dado rail, cornicing, wired for wall lighting, dimmer control panel and solid wood floor. 16'4 x 12'6



Dining Area:

With worktops set in low level built in units, wiring for wall lights, cornicing and solid wood floor. 22'3 x 12'5



Kitchen/Dining/Family Room:

With two 'Blanco' stainless steel sink unit, high and low level built in units, space for 'Lincat' electric oven with hot plates, 'Ban Marie' storage, stainless steel thin extractor fan, integrated oven and grill, matching island with breakfast bar with seating and storage below, strip lighting and laminate wood floor. 22'7 x 12'5



Utility Room:

With plumbing for automatic washing machine, space for tumble dryer, boiler, half tiled walls and space for fridge. 8'5 x 8'2

FIRST FLOOR:

Landing:

With part wood panelled walls.

Bedroom 1:

With dado rail, cornicing, centrepiece and bay window with sea views across East Strand, Skerries and Donegal Headlands. 20'9 x 11'10





Ensuite off with w.c., wash hand basin, PVC panelled walk in shower cubicle with mains shower, half tiled walls, shaver point and light and extractor fan.

Bedroom 2:

With dado rail, picture rail, cornicing and sea views across East Strand, Skerries and Donegal Headlands. 15'2 x 12'6 into bay

Ensuite off with w.c., wash hand basin, PVC clad walk in shower cubicle with mains shower, half tiled walls, shaver point and extractor fan.



Bedroom 3:

With dado and picture rail. 12'3 x 10'8

Ensuite off with w.c., wash hand basin, PVC clad walk in shower cubicle with mains shower, half tiled walls, shaver point and extractor fan.



Bedroom 4:

With built in part mirrored slide robes and dado rail. 17'11 x 10'3 Steps down to:

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, half tiled walls, shaver point and light, storage, hot tank and extractor fan.



SECOND FLOOR:

Landing:

With part wood panelled walls.

Bedroom 5:

With dado rail, cornicing, centrepiece and sea views across East Strand, Skerries and Donegal Headlands. 20'6 x 12'2

Ensuite off with w.c., wash hand basin, PVC panelled walk in shower cubicle with mains shower, half tiled walls, shaver point and light and extractor fan.



Bedroom 6:

With dado rail, cornicing, centrepiece and sea views across East Strand, Skerries and Donegal Headlands. 20'6 x 12'2

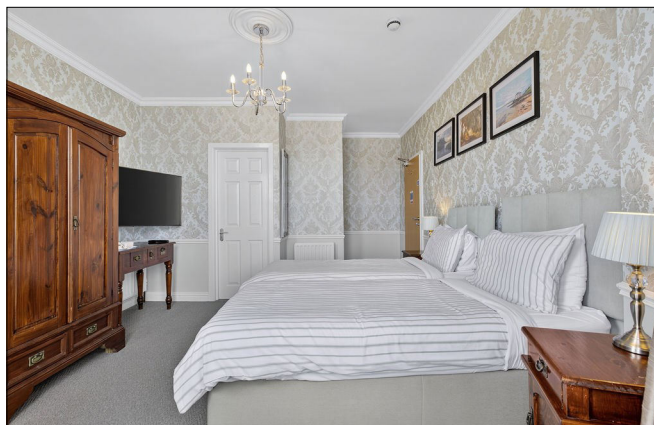


Ensuite off with w.c., wash hand basin, PVC panelled walk in shower cubicle with mains shower, half tiled walls, shaver point and light and extractor fan.

Bedroom 7:

With picture rail, centrepiece and wired for wall lights. 11'3 x 10'9

Ensuite off with w.c., wash hand basin, PVC panelled walk in shower cubicle with mains shower, half tiled walls, shaver point and light and extractor fan.



Bedroom 8:

With dado rail, cornicing and partial sea views across East Strand, Skerries and Donegal Headlands. 13'10 x 10'11

Ensuite off with w.c., wash hand basin, PVC panelled walk in shower cubicle with mains shower, half tiled walls, shaver point and light and extractor fan.



THIRD FLOOR:

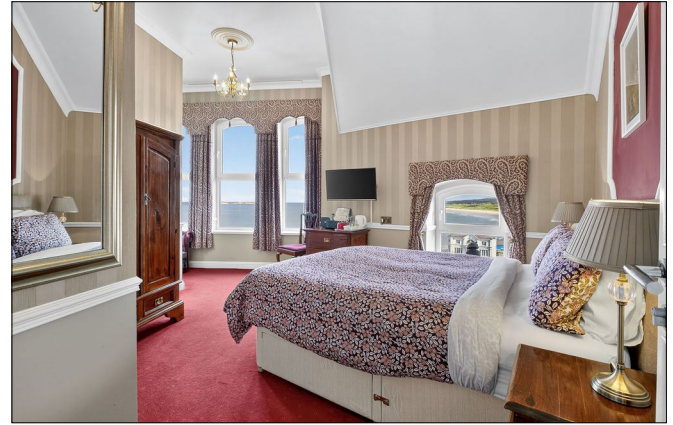
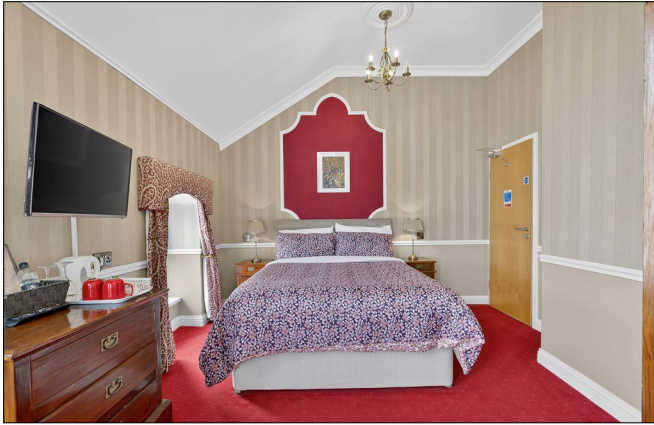
Landing:

With part wood panelled walls.

Bedroom 9:

With dado rail, cornicing and centrepieces. 20'1 x 11'8

Ensuite off with w.c., wash hand basin, PVC panelled walk in shower cubicle with mains shower, half tiled walls, shaver point and light and extractor fan.



Bedroom 10:

With dado rail, cornicing, part wood panelled walls, centrepieces and sea views across East Strand, Skerries and Donegal Headlands. 21'8 x 12'4



Bedroom 11:

With dado rail, cornicing, PVC pedestrian door leading to fire escape and sea views across East Strand, Skerries and Donegal Headlands. 13'8 x 10'5

Ensuite off with w.c., wash hand basin, PVC panelled walk in shower cubicle with mains shower, half tiled walls, shaver point and light and extractor fan.



Bathroom:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle, half tiled walls, shaver point and light and corner jet bath with PVC panelling.

EXTERIOR FEATURES:

Concrete driveway leading to garage 16'3 x 12'8 with light and power points and storage suitable for motorbikes. Storage with extractor fan and laminate wood floor, accessed by PVC French doors.

Concrete steps leading to front of property with elevated decked area with sea views across East Strand, Skerries and Donegal Headlands. Light to front and rear. Tap to rear. Yard to rear is fenced in and screened with PVC shed door to side with light and power points. 9'10 x 5'1

Shed with light and power points 9'10 x 5'0. Yard to rear is screened, fully enclosed and PVC pedestrian door to side.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Parking Area To Side
- ** Large Storage Unit To Side Suitable For Storing Several Motorbikes
- ** Panoramic Views Of East Strand Beach Skerries & Donegal Headlands
- ** Town Centre Location

TENURE:

Leasehold

NAV:

£7,250.00 (Rates: £4,385.88 p/a approx.)

CAPITAL VALUE:

£95,000 (Rates: £971.88 p/a approx.)



