



1A DUNLUCE PARK, PORTBALLINTRAE,



X 3



X 1



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	79

OFFERS OVER £285,000

1A DUNLUCE PARK, PORTBALLINTRAE,

This beautifully presented three bedroom semi-detached home offers a unique upside-down layout, thoughtfully designed to make the most of its bright, open living spaces. Combining modern comforts with traditional character, the property enjoys a prime position in the heart of Portballintrae, within easy walking distance of the harbour, beaches, local amenities, and stunning coastal walks.

The ground floor comprises three well-proportioned bedrooms and the family bathroom, providing a peaceful and practical sleeping area separate from the main living accommodation.

Upstairs, the impressive open-plan kitchen, dining, and living space forms the heart of the home. Filled with natural light, this welcoming area is ideal for both everyday living and entertaining, while a multi-fuel stove creates a warm and cosy atmosphere for the colder months. Traditional features blend seamlessly with modern finishes, adding character and charm throughout.

Outside, the west-facing patio garden has been designed for low-maintenance living and offers the perfect spot to enjoy afternoon and evening sunshine, whether relaxing with a coffee or entertaining family and friends.

Offering a wonderful blend of location, style, and practicality, this attractive coastal home presents an excellent opportunity for those seeking a permanent residence, holiday home, or investment property in one of the North Coast's most desirable villages.

FEATURES

- Recently installed gas mains central heating with combi boiler.
- Smart controlled heating system.
- Double glazing in timber frames.
- West facing rear patio garden.
- Composite barn style front & rear doors.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,492

SQUARE FOOTAGE: 990

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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GROUND FLOOR

ENTRANCE HALL

Wood effect tiled floor; shelved linen cupboard; door to the rear.

BEDROOM 1

2.88 m x 3.97 m (9'5" x 13'0")

Double bedroom to the front; wash hand basin.

BEDROOM 2

2.91 m x 2.77 m (9'7" x 9'1")

Double bedroom to the rear; wash hand basin.

BEDROOM 3

2.91 m x 2.19 m (9'7" x 7'2")

Single bedroom to the rear.

BATHROOM

1.67 m x 2.77 m (5'6" x 9'1")

Large tiled shower cubicle; toilet; wash hand basin; wall mounted back lit mirror; tiled walls; wood effect tiled floor.

FIRST FLOOR

OPEN PLAN KITCHEN, LIVING & DINING

Solid wood floor throughout.

LOUNGE

4.58 m x 5.97 m (15'0" x 19'7")

Multi fuel stove set on a slate hearth with a wooden mantel; open staircase; open to kitchen & dining area.

DINING KITCHEN

3.04 m x 5.96 m (10'0" x 19'7")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated fridge freezer, slimline dishwasher & washer drier; electric oven; gas hob with extractor unit over; space for wine fridge; part tiled walls; recessed lighting; access to the part floored roof space; open to the dining area & lounge.

EXTERIOR

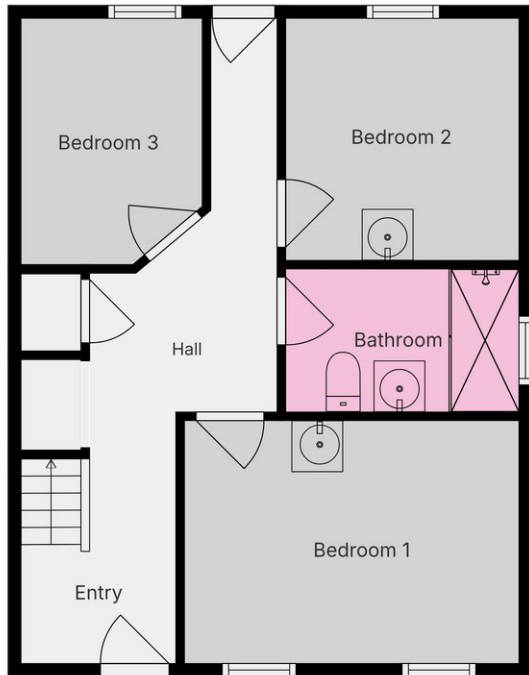
OUTSIDE FEATURES

Fully enclosed west facing rear patio garden; stone driveway to the front; timber shed; outside light & water tap.

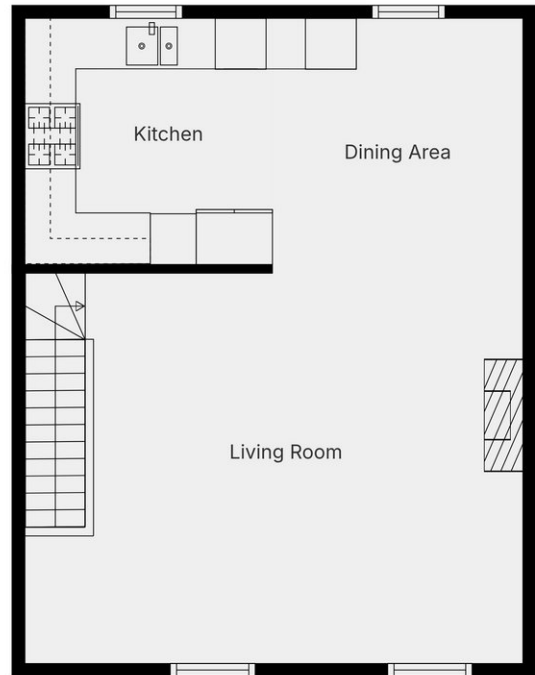


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FLOORPLAN



Ground Floor



1st Floor



Plans Are For Guidance Only And Not To Scale. Produced Using Digital Scanning Technology. All Dimensions Are Approximate And Should Not Be Relied Upon. Purchasers Should Verify All Information Independently.



PHOTOS



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