



LOCHREYS COTTAGE, PORTBALLINTRAE



X 4



X 2



X 3

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		63
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £575,000

LOCHREYS COTTAGE, PORTBALLINTRAE

A unique opportunity to acquire a charming character cottage, believed to be one of the original farmhouses within the village, set on a generous and mature site in the heart of Portballintrae.

The property offers well-proportioned accommodation including four bedrooms, three bathrooms, a welcoming reception hall, spacious lounge with open fire, and a traditional dining kitchen with Aga cooker.

Externally, the property benefits from a large private rear garden and a substantial detached garage, providing excellent outdoor space and storage.

Ideally located just a short distance from the seafront, harbour area, and Runkerry Strand, this property combines village living with easy access to the North Coast's stunning scenery.

While requiring some updating, Lochrey's Cottage presents a fantastic opportunity to create a bespoke home in one of the area's most sought-after seaside villages.

FEATURES

- Oil-fired central heating system.
- Double glazing in timber frames.
- Large garden with patio area to the rear.
- Gravel driveway with excellent parking to the rear.
- Detached garage to the rear.

ADDITIONAL INFORMATION

ANNUAL RATES: £2,399

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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RECEPTION HALL

3.75 m x 3.34 m (12'4" x 10'11")
Bright and spacious entrance; open staircase; under stairs storage cupboard.

LOUNGE

5.02 m x 4.41 m (16'6" x 14'6")
Open fire with painted wooden surround.

DINING KITCHEN

3.96 m x 5.66 m (13'0" x 18'7")
Range of fitted units; laminate work surfaces; stainless steel sink & drainer; oil fired aga cooker; space for dining; door to the rear hall, utility room and rear patio.

UTILITY ROOM

3.61 m x 2.38 m (11'10" x 7'10")
Range of fitted units; stainless steel sink & drainer; laminate work surfaces; space for fridge freezer & dryer; plumbed for washing machine; vinyl floor; door to the rear store.

REAR PORCH

3.59 m x 2.37 m (11'9" x 7'9")
Range of fitted units; space for fridge freezer; oil boiler; vinyl floor; door to the rear.

BEDROOM 1

4.66 m x 2.92 m (15'3" x 9'7")
Double bedroom to the front.

SHOWER ROOM

2.63 m x 1.73 m (8'8" x 5'8")
Tiled wet room style shower; toilet; wash hand basin; chrome towel radiator.

HALL

3.50 m x 1.10 m (11'6" x 3'7")
Recessed lighting.

BEDROOM 2

3.89 m x 2.98 m (12'9" x 9'9")
Double bedroom to the rear; built in storage cupboard.

SHOWER ROOM

3.36 m x 1.91 m (11'0" x 6'3")
Tiled wet room style shower; toilet; wash hand basin.

FIRST FLOOR

BEDROOM 3

4.84 m x 4.36 m (15'11" x 14'4")
Double bedroom to the front.

BEDROOM 4

1.89 m x 4.37 m (6'2" x 14'4")
Single bedroom to the front.

WALK-IN STORAGE

2.08 m x 2.41 m (6'10" x 7'11")
Access to the attic.

BATHROOM

2.81 m x 3.74 m (9'3" x 12'3")
Panel bath with shower over; toilet; wash hand basin; shelved hot press.

EXTERIOR

DETACHED GARAGE

7.24 m x 3.69 m (23'9" x 12'1")
Double barn doors; pedestrian side door; concrete floor; power & light.

OUTSIDE FEATURES

- Large rear garden & patio areas.
- Mature landscaping.
- Garden in lawn surrounding the property.
- Gravel driveway and parking area.

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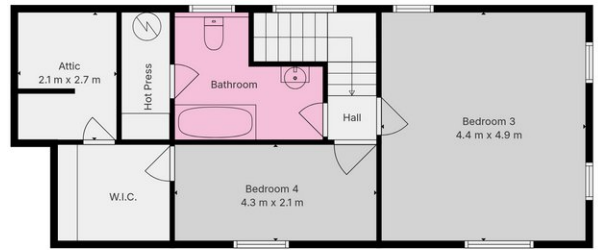
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FLOORPLAN



Ground Floor



1st Floor

Total: 168 m²

Ground Floor: 119 M², 1st Floor: 49 m²

Excluded Areas: Rear Porch: 9 M², Utility: 8 M², Attic: 6 M²,
Hot Press: 3 M², Walls: 15 m²



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



PHOTOS

