



6 GORTNEEDRIVE, PORTBALLINTRAE



X 3



X 1



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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			

OFFERS OVER £225,000

6 GORTNEE DRIVE, PORTBALLINTRAE

This well presented semi detached home enjoys a prime position in the heart of Portballintrae, just a short stroll from the seafront and harbour area. The bright and welcoming accommodation includes a spacious lounge, a dining kitchen and a full width conservatory that opens onto the enclosed rear garden.

Externally, the property benefits from a low maintenance garden and a private driveway, offering convenience and ease of upkeep. Ideal as a full time residence, holiday home or investment opportunity in this sought after coastal location.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Gravel parking area.
- Fully enclosed patio garden to the rear.
- Central location close to the seafront.

ADDITIONAL INFORMATION

ANNUAL RATES: £1,227.60

ANNUAL SERVICE CHARGE: £0

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE HALL

Laminate floor; shelved hot press.

LOUNGE

3.97 m x 3.27 m (13'0" x 10'9")

Laminate floor; sliding doors leading to the kitchen.

DINING KITCHEN

3.27 m x 4.69 m (10'9" x 15'5")

Range of fitted units; laminate work surfaces; ceramic sink & drainer; space for range of kitchen appliances to include dishwasher, cooker, under counter fridge & freezer; oil boiler; door to the conservatory; tiled floor.

CONSERVATORY

2.42 m x 6.92 m (7'11" x 22'8")

Double glazed conservatory in uPVC frames with utility area to include a range of fitted units; laminate work surfaces; stainless steel sink & drainer; plumbed for washing machine; space for dryer; power & light; part wood & vinyl floor.

BEDROOM 3

3.26 m x 2.37 m (10'8" x 7'9")

Single bedroom to the rear; built in storage cupboard; door to the conservatory.

BATHROOM

2.87 m x 1.87 m (9'5" x 6'2")

Panel bath with wand attachment; panelled shower cubicle with electric shower; toilet; vanity unit with wash hand basin; wood effect tiled floor; part tiled walls.

FIRST FLOOR

LANDING

Access to the roof space & eaves storage.

BEDROOM 1

3.98 m x 2.76 m (13'1" x 9'1")

Built in storage cupboard; laminate floor.

BEDROOM 2

2.67 m x 3.31 m (8'9" x 10'10")

Built in storage cupboard; access to eaves storage; laminate floor.

WC

1.21 m x 2.16 m (4'0" x 7'1")

Toilet; wash hand basin; wood floor.

EXTERIOR

OUTSIDE FEATURES

Gravel driveway & parking area; fully enclosed low maintenance rear garden & patio areas; timber shed with power & light; external power points; outside light & tap.



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PHOTOS



