



**57B EGLINTON STREET, PORTRUSH**



X 3



X 1



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	53
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**OFFERS OVER £199,950**

# 57B EGLINTON STREET, PORTTRUSH

Located in the heart of Portrush, this spacious three bedroom apartment enjoys unrivalled convenience - situated directly opposite the train station and just moments from the town's vibrant cafes, restaurants, beaches and many attractions.

With its own entrance and accommodation spread over two floors, the property offers a great sense of space and privacy, while partial sea views from the upper level add to the charm of this coastal home. An ideal opportunity for those seeking a permanent residence, holiday home or investment in one of Northern Ireland's most popular seaside destinations.

## FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Partial sea views to the front.
- Central location within town.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £767.25

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Laminate floor; under stairs storage.

## FIRST FLOOR

### LOUNGE

4.27 m x 5.62 m (14'0" x 18'5")

Tiled fireplace with electric fire; laminate floor.

### KITCHEN

3.27 m x 3.53 m (10'9" x 11'7")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; plumbed for dishwasher; space for fridge freezer & cooker with extractor unit over; vinyl floor; space for dining.

### SHOWER ROOM

3.27 m x 3.26 m (10'9" x 10'8")

Tiled shower cubicle with electric shower; wash hand basin; utility area plumbed for a washing machine; vinyl floor.

### WC

1.06 m x 1.64 m (3'6" x 5'5")

Toilet; vinyl floor.

## SECOND FLOOR

### LANDING

Access to the roof space.

### BEDROOM 1

4.25 m x 3.52 m (13'11" x 11'7")

Double bedroom to the front; partial sea views.

### BEDROOM 2

3.27 m x 3.55 m (10'9" x 11'8")

Double bedroom to the rear.

### BEDROOM 3

3.01 m x 2.00 m (9'11" x 6'7")

Single bedroom to the front; partial sea views.

## EXTERIOR

### OUTSIDE FEATURES.

Shared back lane with pedestrian access to Eglinton Lane.



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# PHOTOS



