



11 SEAPORT APARTMENTS, PORTBALLINTRAIE



X 2



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			
		76	80

OFFERS OVER £225,000

11 SEAPORT APARTMENTS, PORTBALLINTRAE

This well presented two bedroom ground floor apartment is located within a well maintained development in the heart of the seaside village of Portballintrae. Enjoying its own private entrance and the benefit of off street parking to the rear, the apartment offers bright and comfortable living space ideal for use as a permanent home or holiday retreat. The development has recently been refreshed with a full exterior repaint and the location places you perfectly to enjoy the village's vibrant community, beautiful beaches and stunning coastal scenery.

FEATURES

- Electric central heating.
- Double glazing in uPVC frames.
- Central village location.
- Off street parking.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £946.28

ANNUAL SERVICE CHARGE: £1,050

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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COMMUNAL ENTRANCE

Tiled floor; secure intercom access.

ENTRANCE HALL

Wood effect tiled floor; shelved hot press.

LOUNGE

4.45 m x 5.90 m (14'7" x 19'4")

Henley multi fuel stove set on tiled hearth with wooden mantle; fitted shelving; space for dining; recessed lighting; laminate floor.

KITCHEN

3.68 m x 1.79 m (12'1" x 5'10")

Range of fitted units; laminate work surfaces; stainless steel sink & draining board; electric oven & hob with overhead extractor fan; integrated under counter fridge & washing machine; tiled floor; recess lighting; door to the front.

BEDROOM 1

3.97 m x 2.91 m (13'0" x 9'7")

Double bedroom to the rear; fitted wardrobe; laminate floor.

BEDROOM 2

3.97 m x 1.97 m (13'0" x 6'6")

Double bedroom to the rear; fitted wardrobe; laminate floor.

BATHROOM

2.08 m x 1.79 m (6'10" x 5'10")

Panelled shower cubicle; toilet; wash hand basin; wall mounted mirror; part tiled walls; wood effect tiled floor.

EXTERIOR

- Communal off street parking to the rear.
- Communal picnic / BBQ area.
- Individual front door access leading to Bayhead Road.



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PHOTOS



