



# PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |  
Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:  
**ARMSTRONG GORDON**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



# ARMSTRONG GORDON



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Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property



## PORTRUSH

2 New Semi-detached dwellings at  
87 Coleraine Road

BT56 8HN

Offers Over £425,000 each

028 7083 2000  
www.armstronggordon.com



Armstrong Gordon are delighted to offer for sale 2 truly spectacular four bedroom, luxury semi-detached, architecturally designed bespoke new homes, with a contemporary atmosphere and extending to approximately 1450 Sq Ft of living space. Located in a very established residential area, the property benefits from excellent living accommodation with a choice of a full turnkey package for your new home. Located in the popular seaside resort of Portrush, the property benefits from being on the doorstep of many fine attractions including Royal Portrush Golf Club, currently on The Open Championship Circuit, beaches and an excellent choice of well known eating establishments. This contemporary home is sure to create interest to those acquiring a luxury modern home in a stunning location with a superbly sized site.

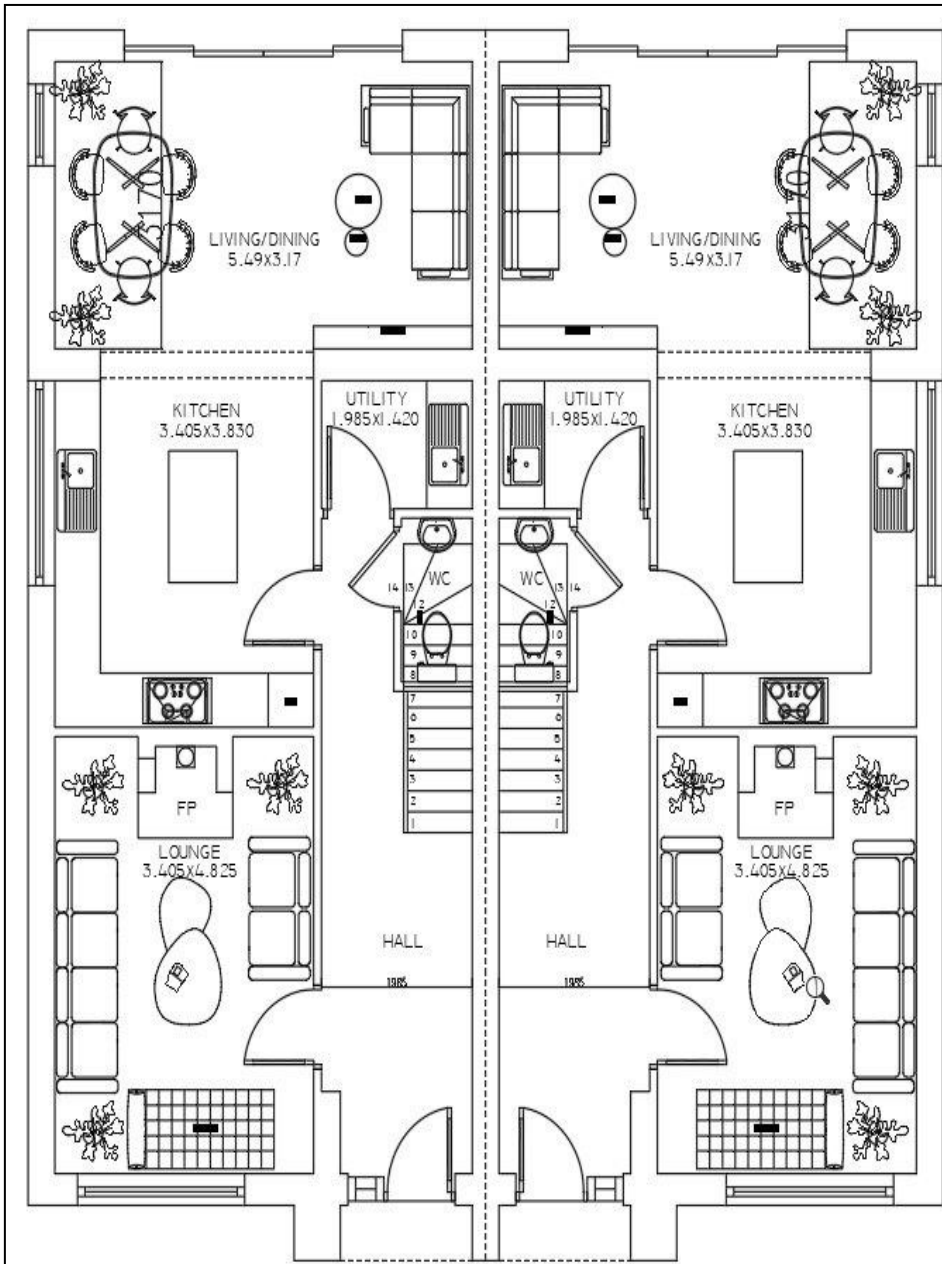
Travelling into Portrush on the Coleraine Road, Number 87 will be located on your right hand side after the Hillside petrol station and Errigle Court.

**SPECIAL FEATURES:**

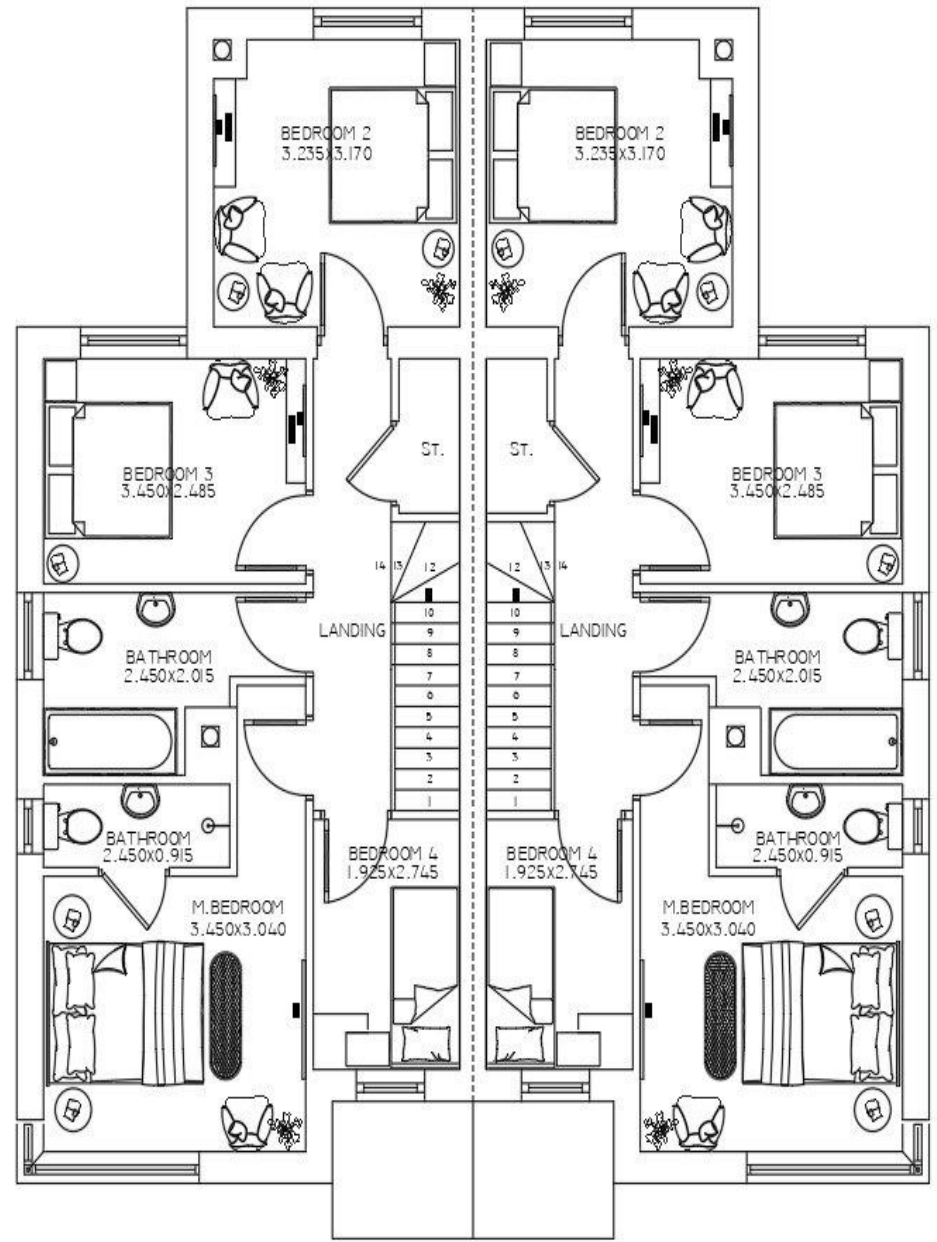
- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows & Doors
- \*\* Full Turnkey Package To Include Kitchen With Appliances, Bathroom & Ensuite, Tiling, Floor Coverings, Painting, Stove/Fireplace
- \*\* 6 Ft Fencing To Rear & Side
- \*\* Gardens Laid In Lawn With Timber Decking Area
- \*\* 2 Parking Spaces Per Property (Paviour Brick)
- \*\* Feature Stone Surrounding Front Entrance Door
- \*\* Timber Cladding Fitted To Front & Rear
- \*\* Potential For Views Of West Strand Beach From First Floor







GROUND FLOOR PLAN



FIRST FLOOR PLAN