



SALE AGREED

Eglinton Street, Portrush

£385,000

3 bedroom detached house for sale

Description

This stunning residence boasts an open plan kitchen, dining and living area that seamlessly blends modern design with cosy comfort, making it perfect for both entertaining and everyday living. The interior is filled with natural light and tastefully decorated throughout, featuring stylish finishes which create a warm and inviting atmosphere.

The property also benefits from gas central heating, with instant hot water and a wood burning stove for an extra homely feel. Outside, you'll find a large entertaining space, with built in seating and pergola, a suntrap throughout the year. It also has solar panels with storage battery an EV car charger and secure, off-street parking.

Tucked away, just behind the thriving main street of Portrush, this property is a hidden gem in this seaside town. In a prime central location, 11 Eglinton Lane is just a few minutes' walk from Portrush Train Station and the stunning West Strand Beach, offering easy access to local amenities, shops, and breathtaking coastal views. This charming home presents a fantastic opportunity for those looking to enjoy the vibrant lifestyle that Portrush has to offer either as a full-time residence or second home. Early viewings advised to avoid disappointment.

Rates: £800 per annum (approx.)



Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Tenure



Floor 0



Floor 1

Approximate total area[®]
1185 ft²
Reduced headroom
14.9 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 65 |
| (39-54) E | 41 | |
| (21-38) F | | |
| (1-20) G | | |

Viewing by appointment only
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