

# Independent

PROPERTY ESTATES



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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PROPERTY ESTATES



**FOR  
SALE**

**Water's Edge, 107 Whiterock Bay, Killinchy**

**Offers Over - £549,950**

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**The Locale & Community:**

Water's Edge is ideally located to enjoy the best of Strangford Lough and surrounding amenities.

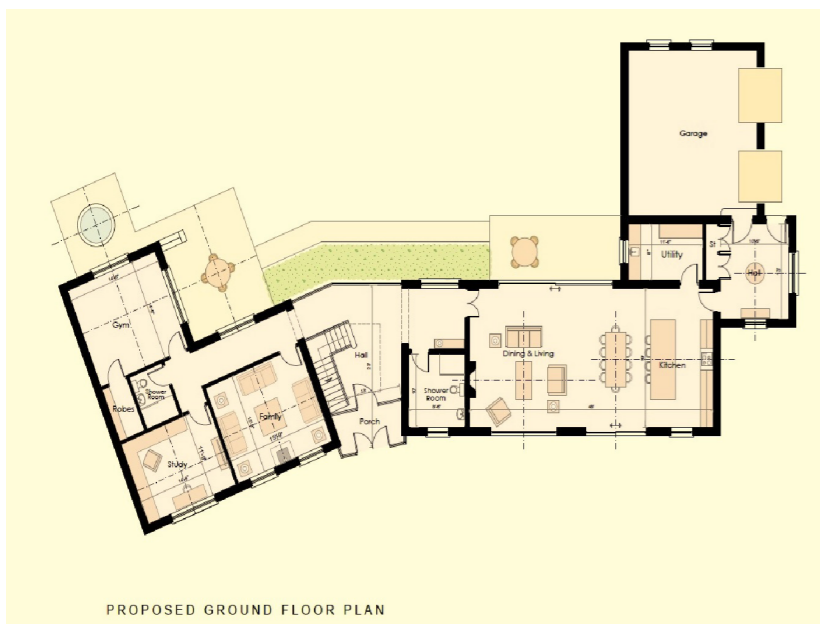
The historical richness of the area is visible by local landmarks such as the ruins of Sketrick Castle offering glimpses into the past, while being complimented by award-winning restaurants Daft Eddie's, Balloo House and Poacher's Pocket providing world-class gastronomy.

Embrace the vibrant local life with community offerings nearby such as the sailing club, boutique shops, nature walks, cycling trails and designated swimming areas. All these, while being positioned in an area of natural beauty and less than 30 minutes from Belfast City Centre.

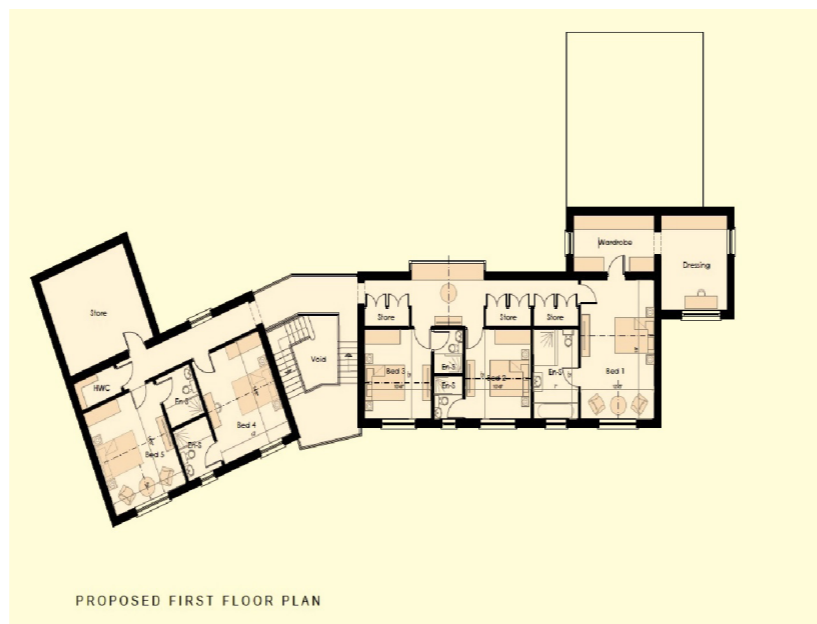
**A Once-In-A-Lifetime Opportunity:**

Water's Edge at 107 Whiterock Bay offers the opportunity to live in an unrivalled highly sought after coastal setting.

Exclusively Presented By: Independent Property Estates  
Defining Luxury on Strangford Lough



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



Where coastal serenity marries state-of-the-art design.

**Architectural and Design Highlights:**

- **Ready-to-Build Luxury:** Benefiting from Full Planning Permission for a 5000 sq. ft contemporary luxury detached house — all set on an elevated waterfront 0.7 acre site.
- **Open Living:** The heart of the property boasts a double-aspect kitchen, spacious dining area and living space, all harmoniously blended together with lough views providing a tranquil setting for both relaxation and entertaining.
- **Flexible Layout:** The ground floor is designed with flexibility in mind — an expansive area which can suit the owners vision, be that with a games room, cinema or gymnasium.
- **Panoramic Views:** The architecture emphasises floor-to-ceiling windows, ensuring each of the 5 ensuite bedrooms have unparalleled, uninterrupted views of Strangford Lough.
- **South-Facing Oasis:** Strategically designed with gardens and patios guaranteeing sunlight throughout the day, ideal for alfresco occasions.
- **Eco-Centric Design:** From solar panels to brown water storage, triple glazing and a sedum roof, this house can maximise and achieve substantial energy efficiency.



**Water's Edge, 107 Whiterock Bay is brought to you by Independent Property Estates..... Delivering Dreams on Strangford Lough like never before.**