



4 BUSHFOOT ROAD, PORTBALLINTRAE



X 3



X 1



X 2

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	55	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £295,000

4 BUSHFOOT ROAD, PORTBALLINTRAE

Situated in the heart of Portballintrae, this deceptive detached bungalow is located in an enviable position just moments away from the renowned Bushfoot Golf Club and the picturesque Runkerry Strand. The charming residence, offers three bedrooms and is positioned on a superb site set back from the road, the property features a detached garage and a generously sized enclosed garden to the rear. Experience seaside living at its best, with all the allure and convenience this popular seaside village has to offer.

FEATURES

- Oil fired central heating system.
- Double glazing in uPVC frames.
- Fully enclosed garden and patio areas to the rear.
- Tarmac driveway with plenty of parking.
- Detached single garage.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,349.23

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

HALLWAY

Laminate wood flooring.

KITCHEN

3.64 m x 3.13 m (11'11" x 10'3")

Range of high & low level units; laminate work surfaces; stainless steel sink; plumbed for dish washer; island/breakfast bar; space for fridge freezer; space for cooker with extractor over; vinyl flooring; oil boiler.

DINING AREA

2.41 m x 2.12 m (7'11" x 6'11")

Open to the Kitchen; vinyl flooring; sliding patio door to the rear.

LOUNGE

3.63 m x 4.43 m (11'11" x 14'6")

Laminate wood flooring; recess for fireplace (chimney capped).

BEDROOM 1

3.04 m x 3.02 m (10'0" x 9'11")

Double bedroom to the rear; laminate wood flooring.

BEDROOM 2

3.64 m x 3.23 m (11'11" x 10'7")

Double bedroom to the side; laminate wood flooring.

BEDROOM 3

2.60 m x 3.34 m (8'6" x 10'11")

Double bedroom to the front; laminate wood flooring.

BATHROOM

2.10 m x 1.95 m (6'11" x 6'5")

Bath with shower over; toilet; wash hand basin; tiled floor; tiled walls.

SEPARATE WC

0.82 m x 1.95 m (2'8" x 6'5")

Toilet; wash hand basin; vinyl flooring.

FIRST FLOOR

ATTIC ROOM

4.07 m x 6.29 m (13'4" x 20'8")

Large open plan attic room; laminate wood flooring; eaves storage; Velux windows to the front and rear.

SHOWER ROOM

1.50 m x 2.04 m (4'11" x 6'8")

Shower cubicle; toilet; wash hand basin; vinyl flooring.

EXTERIOR

DETACHED GARAGE

Electric roller door; side door; concrete flooring; plumbed for washing machine; power & light.

OUTSIDE FEATURES

- Tarmac driveway and parking area to the front and side.
- Garden in lawn to the front.
- Large, fully enclosed garden in lawn plus patio areas to the rear.
- Vegetable garden with range of planters, greenhouse and sheds.
- Outside light and tap.



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by RICS



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