



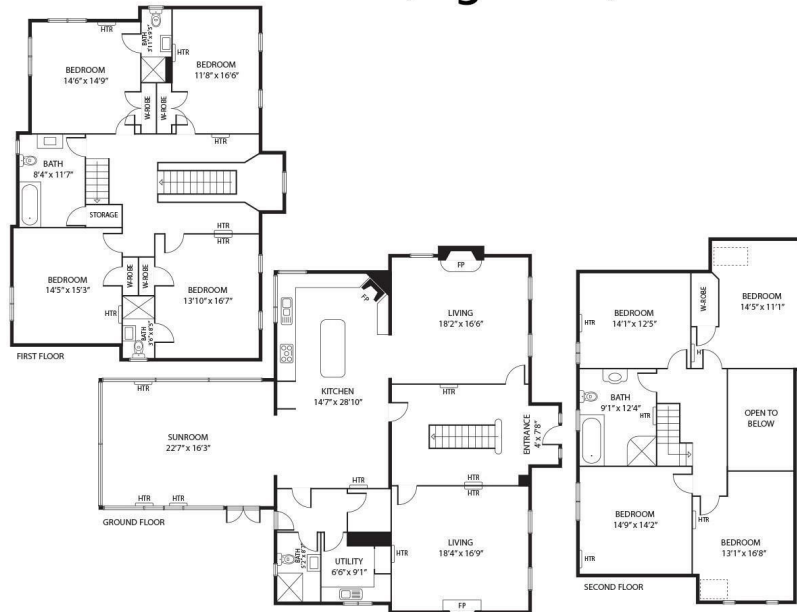
## 11 Tullanee Road, Eglinton, L'Derry, BT47 3DT

Asking Price £725,000

- 8 Bedrooms
- Oil Heating
- 1 acre site.
- 5 Bathrooms
- PVC Double glazing throughout
- 3 receptions
- Stunning views

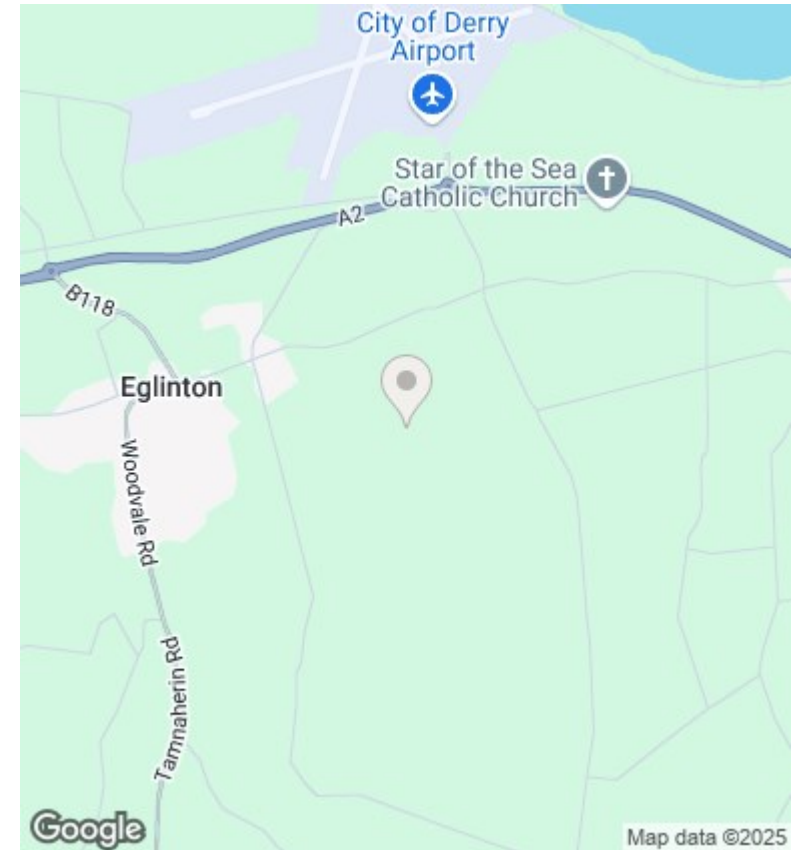


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PLEASE NOTE: SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## Directions

## Viewings

Viewings by arrangement only. Call 02871262366 to make an appointment.

## Council Tax Band

## EPC Rating:

| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92 plus)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>Northern Ireland</b>                            |          | EU Directive 2002/91/EC |           |