



8 BAYHEAD PARK, PORTBALLINTRAE



X 3



X 1



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>		31
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

OFFERS OVER £275,000

# 8 BAYHEAD PARK, PORTBALLINTRAE

This stunning detached bungalow is ideally situated in a quiet cul-de-sac located off the Bayhead Road, offering convenience to the seafront, harbour area and the many attractions within the popular seaside village of Portballintrae. The three bedroom property has recently been refurbished and boasts excellent accommodation, featuring a spacious open plan kitchen with living & dining areas plus a low maintenance garden with patio area and garage to the rear.

## FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Low maintenance garden with patio area to the rear.
- Tarmac driveway leading to a detached garage.
- Convenient location close to the seafront and harbour area.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,421.58

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## OPEN PLAN KITCHEN, LIVING & DINING

6.36 m x 5.76 m (20'10" x 18'11")

Spacious open plan family kitchen; engineered wood flooring; spot lighting.

## KITCHEN & DINING AREA

Range of modern fitted units; laminate work surfaces; sink & drainer; space for cooker with extractor unit over; integrated fridge/freezer; plumbed for dishwasher; tiled splash back; utility cupboard with plumbing for washing machine; door to the side.

## LIVING AREA

Recessed wood burning stove on a slate hearth; large window to the front.

## HALLWAY

Engineered wood flooring; access to roof space.

## BEDROOM 1

3.00 m x 2.96 m (9'10" x 9'9")

Double bedroom to the side; engineered wood flooring.

## BEDROOM 2

2.92 m x 3.69 m (9'7" x 12'1")

Double bedroom to the rear; engineered wood flooring; fitted wardrobe.

## BEDROOM 3

3.45 m x 2.64 m (11'4" x 8'8")

Double bedroom to the rear; engineered wood flooring.

## BATHROOM

2.23 m x 1.70 m (7'4" x 5'7")

Panel bath with electric shower over; toilet; wash hand basin; chrome towel radiator; tiled floor; part tiled walls; extractor fan.

## SEPARATE WC

0.87 m x 1.68 m (2'10" x 5'6")

Toilet; wash hand basin; chrome towel radiator; engineered wood flooring; extractor fan.

## EXTERIOR

### DETACHED GARAGE

3.56 m x 4.79 m (11'8" x 15'9")

Electric roller door; concrete floor; power & light; condensing oil boiler; side door.

## OUTSIDE FEATURES

- Enclosed garden with raised patio area to the rear.
- Enclosed side yard with outside light and tap.
- Tarmac driveway to the side.
- Garden in lawn to the front.



Regulated  
by RICS



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