



## 49 Scotch Street

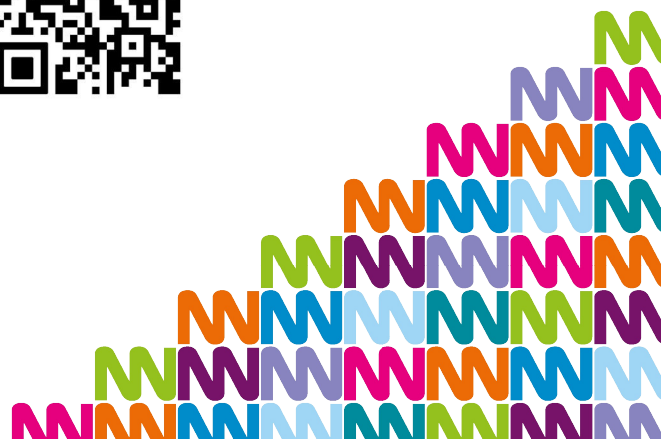
Downpatrick  
BT30 6AN

Offers In The Region Of  
£60,000

- APPEALING TO CASH BUYERS ONLY
- Development Potential
- Prime Location
- Currently Four Bedrooms
- Enclosed Rear Yard
- On Street Parking
- Contact Edel on 07703 612 257 to View



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		47
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		





## APPEALING TO CASH BUYERS ONLY.

Located in the heart of Downpatrick, this derelict end terrace property presents a prime renovation opportunity.

Spread across three floors, it offers substantial potential for transformation into a desirable residence or investment.

The property includes an enclosed rear yard, providing additional space for creative development. Its central location ensures convenient access to local amenities and transport links, making it an ideal project for renovators looking to capitalise on a prime position.



For any enquiry relating to this property, please contact

**Edel Curran**

edel@quinnestateagents.com  
07703 612 257

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)