



**53 Whitethorn Brae**  
 Kinallen  
 BT25 2DH

**Offers In The Region Of £145,000**

- End Terrace Home
- Three Bedrooms
- Spacious Living Room with Stove Fitted
- Open Plan Kitchen/Dining Area
- White Pvc Double Glazed Windows Throughout
- Oil Fired Central Heating
- Property Approx 1100 Sq Ft
- EPC - TBC
- Off Road Parking
- Perfect First Time Home



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Welcome to 53 Whitethorn Brae, a charming end terrace house located in the picturesque village of Kinallen, Dromore. This delightful property boasts a spacious 1,100 sq ft of living space, perfect for a growing family or those looking for a cosy retreat in the countryside.

Upon entering, you are greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. The house features three lovely bedrooms, offering plenty of space for a peaceful night's sleep. With a well-maintained bathroom, you can unwind and rejuvenate in style.

Built in 1999, this property combines modern convenience with traditional charm, providing a comfortable and inviting atmosphere. The end terrace location ensures added privacy and a sense of exclusivity, making it a desirable place to call home.

Whether you're looking to settle down in a tranquil setting or seeking an investment property, 53 Whitethorn Brae offers the perfect blend of comfort and serenity. Don't miss out on the opportunity to make this lovely house your own and experience the beauty of countryside living in Kinallen, Dromore.

### GROUND FLOOR

Entrance hallway with hard wood flooring leading into spacious lounge with stove fitted. Open plan kitchen/dining area with tiled floor, recessed lighting and space for all appliances with modern kitchen units comprising kick board lighting.

### FIRST FLOOR

Three good sized bedrooms, master bedroom very spacious & two other bedrooms with laminate flooring laid. Modern bathroom suite with shower over bath, W.C and wash hand basin including vanity beneath.

### OUTSIDE

Off road parking with tarmac drive to front and side. To the rear you have an elevated garden with grass lawn, also providing a suitable patio area to sit and enjoy the summer days and nights.

### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email [laura.mcgeown@ritchieclean.co.uk](mailto:laura.mcgeown@ritchieclean.co.uk)

### CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Leanne Glover**

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07703612260

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

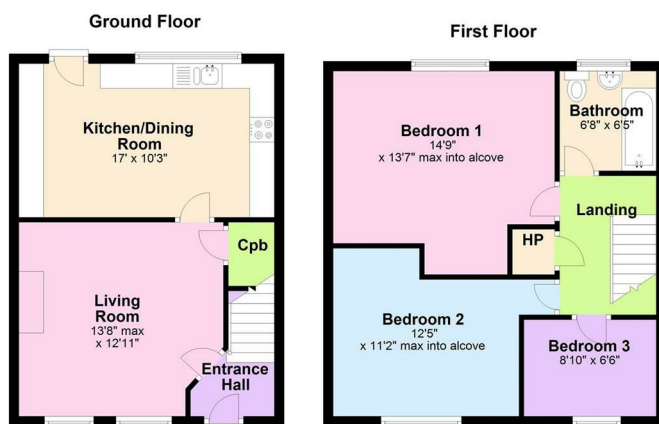
15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

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Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

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53 Whitethorn Brae, Kinallen

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.

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