



**17 SEAPORT APARTMENTS, PORTBALLINTRAE**



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>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		76	78

**OFFERS OVER £149,950**

# 17 SEAPORT APARTMENTS, PORTBALLINTRAE

This charming one bedroom apartment is situated on the second floor of a well maintained development, which has recently been refreshed with a full exterior repaint. The well presented property offers a cosy and inviting living space, perfectly situated in the heart of this popular seaside village to enjoy the vibrant community and scenic coastal surroundings that Portballintrae has to offer.

## FEATURES

- Electric central heating.
- Double glazing in uPVC frames.
- Central village location.
- Off street parking.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £808.83

ANNUAL SERVICE CHARGE: £1,050

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## COMMUNAL ENTRANCE

Tiled floor; secure intercom access.

## SECOND FLOOR

### ENTRANCE HALL

Secure intercom system; cloak cupboard with water tank; double doors leading to the open plan kitchen, living & dining area.

### OPEN PLAN KITCHEN, LIVING & DINING

3.89 m x 6.47 m (12'9" x 21'3")

Kitchen area with range of fitted units; laminate work surfaces; stainless steel sink; electric oven & hob with extractor fan over; plumbed for washing machine; space for under counter fridge; electric boiler; part tiled walls; spot lighting; wood flooring through to the living area.

### BEDROOM 1

4.13 m x 2.99 m (13'7" x 9'10")

Double bedroom to the rear.

### BATHROOM

2.12 m x 2.81 m (6'11" x 9'3")

Panel bath with shower over; toilet; wash hand basin; part tiled walls; laminate floor.

## EXTERIOR FEATURES

- Shared off street parking to the rear.
- Communal picnic / BBQ area.



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# PHOTOS

