



# 17 SEAPORT APARTMENTS, PORTBALLINTRAE



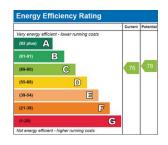


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This charming one bedroom apartment is situated on the second floor of a well maintained development, which has recently been refreshed with a full exterior repaint. The well presented property offers a cosy and inviting living space, perfectly situated 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.





# **PHOTOS**



















