



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	<b>66</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



64 Scotch Quarter, Carrickfergus,  
BT38 7DP

Offers in the region of:  
**£214,500**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

## 64 Scotch Quarter, Carrickfergus

### Description

Positioned in the heart of Carrickfergus picturesque coastline this three storey Victorian terrace offers exceptional views over Belfast Lough and towards the Co Down coastline. Just a short stroll to a host of amenities, coffee shops and restaurants the internal layout offers two separate reception rooms, fitted kitchen, utility area/wc, four bedrooms with the option of a second floor living area and four piece bathroom suite. The property boasts a gas fired central heating system and double glazed windows. Many original features enhance this charming property with high ceilings and fireplaces to name a few. Rarely do properties of this style and charm come onto the market and we would strongly urge an internal viewing appointment to appreciate all this fine home has to offer.

### Entrance Porch

Tiled floor. PVC double glazed front door.

### Entrance Hall

### Lounge

13' x 11'6" (3.96m x 3.5m)  
Feature wood burning stove. Wood strip flooring. Built in shelving. Stunning sea views.

### Dining Room

12' x 11'11" (3.66m x 3.63m)  
Built in shelving.

### Kitchen

15'9" x 8'3" (4.8m x 2.51m)  
Excellent range of fitted high and low level units. Stainless steel sink unit. Glazed display cabinet. Breakfast bar. Four ring hob and eye level double oven. Door to:

### Covered Utility Area / WC

16' x 7'6" (4.88m x 2.29m)  
Tiled floor. Worktop. Separate WC with wash hand basin. PVC door to rear garden.

### First Floor Landing Return

### Bathroom

White suite comprising tongue and groove panelled bath, separate PVC panelled shower cubicle with wall mounted thermostatically controlled shower, pedestal wash hand basin and low flush wc. Part tiled walls.

### First Floor

### Bedroom 1

16'7" x 10'8" (5.05m x 3.25m)  
Exposed wood strip floor. Far reaching sea views over Belfast Lough and the Co. Down coastline. Could also be used as a first floor lounge.

### Bedroom 2

12' x 9'9" (3.66m x 2.97m)  
Feature imitation fireplace.

### Second Floor

### Bedroom 3

12'1" x 9'1" (3.68m x 2.77m)  
Feature mock fireplace.

### Bedroom 4

15'2" x 10'6" (4.62m x 3.2m)  
Raised floor area. Picture window with outstanding sea views.

### Front Garden

Small low maintenance front garden.

### Rear Garden

Private rear garden with paved patio area and a range of plants and shrubs. Outside water tap and light. A historical feature is an original wall from an air raid shelter built for locals.

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<https://www.legislation.gov.uk/ukxi/2017/692/contents>

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